OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS - MEDICAL ARTS SITE

November 14, 1983

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LAND USE COMMITTEE

METROPOLITAN
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REPORT No. 22

FOR CONSIDERATION BY THE COUNCIL OF THE CORPORATION OF THE CITY OF TORONTO ON NOVEMBER 14, 1983.

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OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS - MEDICAL ARTS SITE

The Committee resubmits Clause 5 of its Report 18:

The Committee submits the report (June 7, 1983) from the Secretary-Treasurer, City of Toronto Planning Board:

At its meeting on June 6, 1983, the City of Toronto Planning Board had before it a covering report (May 26, 1983) from the Commissioner of Planning and Development forwarding his Final Report on Application No. 1581 for Amendments to the Official Plan and Zoning By-law to permit commercial and residential development of the Medical Arts site: 262 and 280 Bloor Street West; 465 and 475 Huron Street; 95 Prince Arthur Avenue; 174, 176 and 178 St. George Street.

The following persons addressed the Board:

- Mr. Michael Manning said he had indicated earlier that he would be speaking on behalf of the owner of 94 Prince Arthur Avenue as well as on behalf of Mr. Gerry Sussman, the owner of 88 Prince Arthur Avenue. Mr. Manning said that, following discussions with the applicant, he had decided to withdraw the objections of 94 Prince Arthur Avenue and that he could not now speak for Mr. Sussman.
- Mr. David Street, Vice-Chairman, and Dr. Fram, Chairman, on behalf of the Annex Residents' Association, who tabled a submission (attached);
- Ms. Roslyn Houser, solicitor for the applicant.

By recorded votes of eleven in favour (A. Bernadine, P. Biggin, R. Bobak, F. Costa, M. Gates, L. Grant, P. Harris, G. Hislop, Alderman Hope, M. Kosny and the Chair), the Planning Board decided to:

1. Adopt, for onward transmittal to the Land Use Committee, the recommendations for a site specific amendment to the Official Plan, as contained in the covering report (May 26, 1983) addressed to the Planning Board, subject to amendments to recommendations 1(b) and 3(b) contained therein, so as to provide additional assurance that the retail uses to be situated in commercial buildings on Bloor Street West will occupy at least 75% of the perimeter of those buildings fronting on Bloor Street West, with the amended recommendations to be worded substantially as follows:

   1(b) "at least 50% of the commercial gross floor area contained in the ground floor of the existing building continue to be used for street-related retail and service uses with such uses aligned along at least 75% of the perimeter of the building fronting on Bloor Street West and with direct access provided to Bloor Street West;"

   3(b) "at least 50% of the commercial gross floor area contained on the ground floor of the building is used for street-related retail and service uses with such uses aligned along at least 75% of the perimeter of the building fronting on Bloor Street West and with direct access provided to Bloor Street West."

2. Request the Commissioner of Planning and Development to meet with the Board of Directors of the Annex Residents' Association, the applicant and any other interested residents and report to the Land Use Committee at the time of consideration of the Final Report on the matters raised in the Annex Residents Association's June 6, 1983, correspondence to the Planning Board and any other matters arising out of the requested meeting.

(Report dated May 26, 1983, addressed to the City of Toronto Planning Board from the Commissioner of Planning and Development)

Subject: Covering Report - Final Report on Application No. 1581 for Amendments to the Official Plan and Zoning By-law to permit commercial and residential development of the Medical Arts site: 262 and 280 Bloor Street West; 465 and 475 Huron Sreet; 95 Prince Arthur Avenue; 174, 176 and 178 St. George Street

Origin: City Clerk, July 5, 1982, upon application by Banton Investments Limited, 250 Madison Avenue, Toronto, and with respect to revised plans dated February 16, 1983; April 20, 1983; April 21, 1983; May 5, 1983; May 9, 1983 and received on May 10, 1983. (c71luc83298:129)

Comments: The Final Report for Application 1581, addressed to the Land Use Committee, is attached. The application involves:

a) by-law amendment to permit retention and use of the existing non-residential gross floor area in the Medical Arts building at a density exceeding the Zoning By-law;

b) applications for "density exemption", under Section 1A.42 of the Official Plan, of the non-residential gross floor areas contained in the Designated buildings at 174, 176 and 178 St. George Street;

c) construction of a 10-storey non-residential building on Bloor Street West on the site of the existing Designated James Crowther house which the applicant intends to demolish;

d) construction of an 8-storey, 122-unit apartment house on Prince Arthur Avenue and of a 3-storey, 8-unit apartment house on Huron Street; and

e) construction of a 4-storey non-residential building on St. George Street, between the Medical Arts buidling and the Designated buildings, as a replica of the James Crowther house.

My Preliminary Report dated August 23, 1982, was adopted by the Planning Board on September 13, 1982. The Preliminary Report was adopted by the Land Use Committee on Septmeber 7, 1982, with the added recommendation that the Medical Arts building site at 262 Bloor Street West be included in the application site for site planning purposes but excluded with respect to density calculations.

A public meeting was held by the Planning Board on February 16, 1983. The main issues raised by residents involved:

a) the applicant's intent to demolish the James Crowther house; (Residents requested that the applicant examine development options involving retention of the existing building.)

b) the number of non-residential parking spaces; (The concern was that supply would not be sufficient to meet the demand generated by the project.)

c) the Huron Street location of the entrance to the underground garage for the apartment house on Prince Arthur Avenue (Residents suggested that the entrance be relocated to Prince Arthur Avenue to minimize potential traffic volume increases and traffic conflicts on Huron Street.).

The applicant reviewed and rejected alternatives involving retention of the James Crowther house. The revised application provides for a non-residential building on St. George Street, to be constructed as a replica of the James Crowther house, as a compromise solution to the issues raised at the public meeting. The revised plans continue to provide 216 non-residential parking spaces. This number of spaces has been accepted by the Commissioner of Public Works as satisfactory to serve both the existing Medical Arts building and the proposed 10-storey office building on Bloor Street West. The revised plans provide for relocation to Prince Arthur Avenue of the entrance to the parking garage for the apartment house on Prince Arthur Avenue.

Section 7 of the attached Final Report provides a review of other issues raised at the public meeting. It also outlines the rationale for my recommendations to approve the proposed density, building heights and site plan for the overall development.

Conclusion: This complex application will ensure the retention of three Designated buildings, resolve the issues of parking and loading facilities for the Medical Arts building, increase the supply of walkway systems in the Annex and provide for new residential and commercial buildings that I consider to be acceptable within the context of the Annex Part II Plan objectives for the area. It involves the contentious issue of an intent to demolish a Designated building and provides for erection of a replica building as a compromise solution.

For the reasons outlined in Section 7 and summarized in Section 1 of the attached Final Report, I am recommending that the Official Plan and Zoning By-law be amended to permit the proposal and that Heritage Easement Agreements and the appropriate development agreements be entered into.

Recommendation: That the City of Toronto Planning Board approve for onward transmittal to the Land Use Committee, a site specific amendment to the Official Plan substantially as follows:

"11. Lands in the block bounded by Prince Arthur Avenue, Bloor Street West, St. George Street and Huron Street

Notwithstanding the provisions of Part I of the Official Plan for the City of Toronto and Part II of the Official Plan for the Annex Planning District, Council may pass by-laws applicable to the lands known in the year 1983 as 262 Bloor Street West, 174, 176 and 178 St. George Street respectively and to the four parcels of land lettered A to D on the map designated "Official Plan - City of Toronto Amendment No. __" attached hereto to permit:

1. the continued use for *commercial* uses of the existing building on the *lot* known as 262 Bloor Street West provided that:

   (a) the *commercial gross floor area* does not exceed the *commercial gross floor area* existing on the *lot* at the date of adoption of this Official Plan Amendment;

   (b) at least 50% of the *commercial gross floor area* contained on ground floor of the existing building continues to be used for *street-related retail and service uses*; and

   (c) parking and loading facilities servicing the existing building are provided and maintained on the lands lettered Area A on the map attached to this amendment.

2. the continued use for *office* uses only of the existing buildings on the lots known as 174, 176 and 178 St. George Street respectively provided that:

   (a) the *commercial gross floor area* of the building at 174 St. George Street does not exceed 770 square metres;

   (b) the *commercial gross floor area* of the building at 176 St. George Street does not exceed 756.5 square metres;

   (c) the *commercial gross floor area* of the building at 178 St. George Street does not exceed 767.5 square metres;

   (d) a pedestrian walkway is provided across the rear portion of the *lots* as shown on the map.

3. on Parcel A, a building containing *commercial* uses provided that:

   (a) the *commercial gross floor area* of such building does not exceed 13,787 square metres; and

(b) at least 50% of the *commercial gross floor area* contained on the ground floor of the building and with direct access to Bloor Street West is used for *street-related retail and service uses.*

4. on Parcel B, a building containing *residential* uses provided that the number of dwelling units therein does not exceed 8.

5. on Parcel C, a building containing *residential* uses provided that:

   (a) the number of dwelling units therein does not exceed 122; and

   (b) not less than 2,000 square metres of landscaped open space is provided and maintained on Parcel C.

6. on Parcel D, a building containing *office* uses only provided that the *commercial gross floor area* does not exceed 1310 square metres.

7. In passing by-laws to permit the erection of buildings on Parcels A, B, C and D, Council shall be satisfied as to the provision of pedestrian walkways as shown on the map.

(Report dated May 26, 1983, addressed to the Land Use Committee from the Commissioner of Planning and Development)

Subject: Final Report on Official Plan Amendment and Rezoning Application No. 1581: commercial and residential development of the Medical Arts site: 262 and 280 Bloor Street West; 465 and 475 Huron Street; 95 Prince Arthur Avenue; 174, 176 and 178 St. George Street

Origin: City Clerk, July 5, 1982, upon application by Banton Investments Limited, 250 Madison Avenue, Toronto, and with respect to revised plans dated February 16, 1983; April 20, 1983; April 21, 1983; May 5, 1983; May 9, 1983 and received on May 10, 1983. (c71luc83269:129)

Comments:

1. Background and Summary

The application involves most of the City block bounded by Prince Arthur Avenue and Bloor Street West, St. George Street and Huron Street. It involves a by-law amendment so as to permit retention and use of the existing non-residential gross floor area in the Medical Arts building at a density exceeding the Zoning By-law. It involves applications for "density exemption" of the gross floor area contained in the Designated buildings at 174, 176 and 178 St. George Street. It involves proposals to construct a 10-storey non-residential building on Bloor Street West on the site of the existing Designated James Crowther house, which the applicant intends to demolish. The application further involves construction of an 8-storey, 122-unit apartment house on Prince Arthur Avenue and a 3-storey apartment house on Huron Street. Further, the application involves a proposed 4-storey non-residential building on St. George Street, adjacent to the three Designated buildings, with this new structure to be constructed as a replica of the James Crowther house.

My Preliminary Report of August 23, 1982, was adopted by the Planning Board on September 13, 1982; and by the Land Use Committee on September 7, 1982, with the added recommendation that the Medical Arts building site at 262 Bloor Street West be included in the overall site with respect to site planning considerations but exempted from consideration with respect to density.

On February 16, 1983, the Planning Board held a public meeting to discuss the application. The main issues raised by residents at that meeting were: (a) the proposal to demolish the Designated James Crowther house; (b) the question as to whether the proposed number of non-residential parking spaces is sufficient to meet the demand; and (c)the location of the ramped entrance to the below-grade garage for the proposed apartment house on Prince Arthur Avenue.

The applicant proposes to construct a replica of the James Crowther house as a compromise solution to the issues raised at the public meeting. As noted in the body of this report, use of the St. George Street vacant lot for landscaped open space would also be acceptable to my Department. However, in that the replica building would reinforce the historic character of adjacent houses in the 'St. George Street Area of Special Identity', my recommendations provide for the additional non-residential density contained in this replica building.

The revised plans for the application are satisfactory to my Department with respect to density, height, landscaped open space and public access, building elevations and details of site planning. The revised plans are also satisfactory to the Commissioner of Public Works with respect to access considerations, and parking and loading facilities.

This report recommends that site specific by-laws be drafted to amend the Official Plan and Zoning By-law subject to certain conditions, including a condition intended to ensure construction of the proposed non-residential replica building on St. George Street and subject to entering into of Heritage Easement Agreements for the Designated buildings at 174, 176 and 178 St. George Street. Further, I am recommending that the development be exempted from the provisions of By-law 236-83, the Central Area Parking and Loading By-law. I am also recommending that a development agreement be entered into to permit the proposal, as modified.

2. The Site

2.1 Lands involved in the application

This application involves approximately 1.25 ha (3.1 acres) and 89% of the City block bounded by Prince Arthur Avenue, Bloor Street West, St. George Street and Huron Street (see Map 1). The site contains the largest area of undeveloped land in the Annex neighbourhood.

The 0.2 ha (0.4 acre) lot containing the 3-storey office building of the Academy of Medicine at 288 Bloor Street West (north-east corner of Bloor Street West and Huron Street) is the only property in the block which is not part of the application.

The site is currently comprised of 8 separate lots. Banton Investments Limited presently owns 6 of these parcels, namely 280 Bloor Street West, 174, 176 and 178 St. George Street, 95 Prince Arthur Avenue and 475 Huron Street. At the time of writing this report, Banton Investments Limited was negotiating the sales of 174, 176 and 178 St. George Street, respectively, and it is anticipated that these lots will be under different ownerships within the next few months. The Medical Arts building at 262 Bloor Street West is owned by 220 Bay Street Limited which, I understand, is controlled by the same principals as Banton Investments Limited. No. 465 Huron Street is owned by the Corporation of Metropolitan Toronto but is leased to Banton Investments Limited until 2006, with options to renew for two further 33-year periods.

There are five existing buildings on the site: the 10-storey Medical Arts building at 262 Bloor Street West; the Designated historic house-form building at 280 Bloor Street West (the James Crowther house); the three Designated historic house-form buildings at 174, 176 and 178 St. George Street, respectively. The remainder of the site is currently used as a 290 space surface parking lot.

Beneath the site, the Bloor-Danforth subway route runs east/west in a tunnel located approximately at the centre of the site, as illustrated by dashed lines on Map 1.

2.2 The surrounding area

The site occupies a visible location at the southern edge of the established and very pleasant East Annex neighbourhood. The Bloor and St. George area is well known to innumerable Toronto residents. The Medical Arts building facilities, adjacent to the site, serve a regional clientele. The St. George subway station, across from the site, is a focal pedestrian destination. This station is one of three transfer points between the Yonge-University-Spadina and Bloor-Danforth subway routes. St. George Street is a major collector road for vehicular traffic as it connects Dupont, Bloor and College Streets. The University of Toronto campus to the south and its facilities along Bloor Street West between Avenue Road and Spadina Road establish a unique character for the area.

2.3 Background Information on existing buildings

As shown on Map 1, there are five existing buildings on the site. Relevant background information respecting these buildings is provided in the following subsections.

2.3.1 262 Bloor Street West (the Medical Arts building)

The Medical Arts building is situated on a 1,729 sq. m lot which was severed in 1975 from the remainder of the lands comprising this application.

In 1976 the Committee of Adjustment, while approving the severance application, did not concurrently consider an application for variances to the Zoning By-law which would permit the existing gross floor area of the Medical Arts building to be maintained on the severed lot while permitting further development on the remainder of the lands. Section 4(11) of Zoning By-law No. 20623 prohibits the reduction of the area of a lot and the use of a building thereon, where, inter alia, the gross floor area requirements of the City's general zoning by-law are not complied with. To develop the vacant lands of the site, the existing gross floor area of the Medical Arts building must therefore be recognized on its severed lot.

The Committee of Adjustment, in its actions in 1976, appears to have required at least 20 parking spaces be provided for the Medical Arts building on the remainder of the lands. The Committee of Adjustment decision did not contemplate redevelopment of the lands on which these parking spaces are required to be located. In my opinion, more than 20 parking spaces should be available on the site for this building.

No. 262 Bloor Street West was not included in the July 5, 1982, application submitted by Banton Investments Limited. My August 23, 1982, Preliminary Report included a recommendation that this property be dealt with as part of the overall application to resolve the issues of density, parking and loading. At its September 7, 1982, meeting, the Land Use Committee adopted the recommendations contained in my Preliminary Report but amended my recommendation respecting inclusion of 262 Bloor Street West to provide that "... the Medical Arts Building and the lands on which it stands be excluded from the development site for the purpose of density calculations". This Final Report therefore includes recommendations which permit the existing density on the severed lot while allowing for development of the remainder of the site and also address the issues of parking and loading facilities for the Medical Arts building.

In late 1981, the potential future use of the Medical Arts building became a public issue when the new owners, 220 Bay Street Limited, changed the terms of office leases. At the request of the Executive Committee, I reported on this matter to the Land Use Committee (report of August 27, 1981). That report included an explanation that the Zoning By-law permits both medical and general office uses on the site. The applicant intends to continue to use the building wholly for non-residential purposes. My understanding is that the applicant envisions a future decrease in the portion of the total building leased for medical office purposes and an increase in the proportion of general commercial office floor space.

2.3.2 The Designated buildings at 174, 176 and 178 St. George Street

In August 1982 the Committee of Adjustment approved applications for severance of these three lots and for variances to the Zoning By-law.

On January 10, 1983, City Council designated Nos. 174, 176 and 178 St. George Street under Part IV of the Ontario Heritage Act (By-law Nos. 41-83, 45-83 and 38-83, respectively).

The applicant's proposal involves retention of these three structures in return for exemption of the gross floor area of the structures in calculating the maximum permissible non-residential gross floor area of new development on the site. This "density exemption" may be provided for by City Council under Section 1A.42 of the Official Plan Part I.

The "density exemption" procedure requires the execution of a Heritage Easement Agreement between the owner and the City of Toronto. These agreements have not been prepared or completed to date.

2.3.4 The Designated building at 280 Bloor Street West

On September 22, 1982, the applicant applied for consent of City Council to demolish the James Crowther house at 280 Bloor Street West. This house-form building was subject to an Intent to Designate approved by City Council on August 12, 1982. On December 16, 1982, City Council refused the application to demolish the building. In accordance with Section 35 of the Ontario Heritage Act, the owner is not eligible to obtain a demolition permit until on or about June 15, 1983. On April 5, 1983 City Council adopted By-law No. 272-83 designating 280 Bloor Street West under Part IV of the Ontario Heritage Act.

This Official Plan amendment and rezoning application involves demolition of the James Crowther house and construction of a 10-storey non-residential building on this portion of the site. The application also involves a proposal to construct a non-residential building on St. George Street, between the Medical Arts building and 174 St. George Street, as a replica of the James Crowther house.

3. Description of the Application

Map 3 illustrates the site plan for the 6 non-residential buildings and the 2 residential buildings comprising the development proposal. Maps 4 through 17 illustrate the floor plans, building elevations and building envelopes, and the landscape plan.

3.1 Components of the proposal

The application involves:

a) permission to maintain the existing non-residential gross floor area of the Medical Arts building (262 Bloor Street West) at a density exceeding the Zoning By-law;

b) granting of a density exemption of the gross floor area contained in the three historic buildings at 174, 176 and 178 St. George Street in return for preservation of these buildings; with all three buildings to be used for non-residential uses;

c) demolition of the historic building at 280 Bloor Street West (James Crowther house) and construction of a 4-storey replica building on St. George Street north of the Medical Arts building, with this new structure to contain 1,310 sq. m of non-residential gross floor area;

d) construction of a 10-storey building containing 13,787 sq. m of non-residential gross floor area at 280 Bloor Street West; with a below-grade parking garage and at-grade loading facilities serving both this new building and the Medical Arts building and accessed from St. George Street;

e) construction of an 8-storey, 122 dwelling unit apartment house (condominium) fronting on Prince Arthur Avenue; with below-grade parking and at-grade loading facilities accessed from Prince Arthur Avenue;

f) construction of a 3-storey, 8 dwelling unit apartment house fronting on Huron Street; with the units arranged in a back-to-back row townhouse format (4 fronting on Huron Street, 4 facing the internal courtyard) and below-grade parking accessed from Huron Street; and

g) an internal garden court with pedestrian walkways linking the open space to all four surrounding streets.

3.2 Recent revisions to the Development Proposal

In the revised plans received May 10, 1983, the applicant has made four major changes to the plans presented at the February 16, 1983 public meeting. These changes are summarized below:

a) proposal to construct a non-residential building on St. George Street as a replica of the James Crowther house, instead of using this portion of the site as landscaped open space;

b) redesign of the apartment house on Prince Arthur Avenue by relocating the ramp to the underground garage to Prince Arthur Avenue from Huron Street;

c) increase from 9 to 10 storeys for the proposed non-residential building on Bloor Street West; but with the maximum height remaining as 36.9 m and with the total gross floor area remaining as 13,787 sq. m;

d) change in the unit mix of the 122 unit apartment house on Prince Arthur Avenue from 43 one-bedroom plus 79 two-bedroom units to 116 two-bedroom units plus 6 three-bedroom units, but within the same building envelope and maximum 25.2 m height limit.

3.3 Project Data

The following data are derived from information submitted with the revised plans received on May 10, 1983.

a) Site Area

(i)	262 Bloor St. W.	1,729 sq. m (18,611 sq. ft.)
(ii)	280 Bloor St. W.; 465 & 475 Huron St.; 95 Prince Arthur Ave.; 174, 176 & 178 St. George St.	10,724 sq. m (115,435 sq. ft.)

b) Proposed Non-Residential Gross Floor Area and Non-Residential Density on existing lots of record

Existing Structure	Lot Area	Total g.f.a.	Non-Residential Density
262 Bloor St. W.	1,729 sq. m	11,312.7 sq. m	6.5 x lot area
174 St. George St.	551 sq. m	770.0 sq. m	1.4 x lot area
176 St. George St.	460 sq. m	756.5 sq. m	1.6 x lot area
178 St. George Str.	542 sq. m	767.5 sq. m	1.4 x lot area

c) Proposed Non-Residential Gross Floor Area, Non-Residential Density in new structures on assigned lots

Proposed Structure	Assigned Lot Area	Total g.f.a.	Non-Residential Density
10-storey building on Bloor St. W.	2,922 sq. m	13,787 sq. m	4.7 x lot area
house-form building on St. George St.	725 sq. m	1,310 sq. m	1.8 x lot area

d) Proposed Residential Gross Floor Area, No. of dwelling units, Residential Density in new structures on assigned lots

Proposed Apartment House	Total g.f.a.	Assigned Lot Area	# Units	Residential Density
on Prince Arthur Ave.	19,370.5 sq. m	4,777 sq. m	122	255 uph*
on Huron St.	1,315.5 sq. m	746 sq. m	8	107 uph*

(* units per hectare of lot)

e) Proposed maximum height of new structures

- non-residential building on Bloor St. W.	36.9 m	(121 ft.)
- non-residential building on St. George St.	16.6 m	(54.5 ft.)
- apartment house on Huron St.	13.7 m	(45.0 ft.)
- apartment house on Prince Arthur Ave.	25.2 m	(82.5 ft.)

f) Proposed non-residential parking facilities

Parking spaces provided for	No. of Parking Spaces
262 Bloor St. W. plus proposed 10-storey building on Bloor St. W.	216
proposed house-form building on St. George St.	2

174 St. George St.	2
176 St. George St.	2
178 St. George St.	2

g) Proposed residential parking facilities

Parking spaces provided for	No. of Parking Spaces
apartment house on Prince Arthur Ave.	102
apartment house on Huron St.	10

h) Proposed Loading Facilities

Spaces provided for	No./Type of Spaces
262 Bloor St. W. plus 10-storey office building on Bloor St. W.	2 Type B plus 2 Type C
apartment house on Prince Arthur Ave.	1 Type G

i) Proposed Recreation Space

	Total Personal	Total Shared	Combined Total
apartment house on Prince Arthur Ave.	1,098 sq. m	2,438 sq. m	3,536 sq. m
apartment house on Huron St.	80 sq. m	150 sq. m	230 sq. m

4. The proposal in relation to land use controls

The applicant is requesting an Official Plan amendment and site plan by-law (rezoning) which will include providing for:

a) construction of new non-residential gross floor area and residential density in excess of the density limits of the Official Plan Part I and the Annex Part II Plan;

b) height limits for the new non-residential building on Bloor Street West and the apartment house on Prince Arthur Avenue in excess of the height limits established by the Official Plan Part I and the Annex Part II Plan;

c) exemption of the non-residential gross floor area contained in the Designated buildings at 174, 176 and 178 St. George Street in calculating the maximum permissible non-residential gross floor area on the site, as may be permitted under Section 1.A(42)(b) of the Official Plan Part I; and

d) permission to maintain the existing non-residential gross floor area in the Medical Arts building on its severed lot at 262 Bloor Street West, without including such gross floor area in calculations for the remainder of the site, while providing on an adjacent lot the parking and loading facilities serving this building.

As discussed in my August 23, 1982 preliminary report, this application has been reviewed within the context of the Annex Part II Plan Final Recommendations. The Part II Plan has not yet been implemented by City Council. Subsections 4.1 and 4.2 summarize the permissions of the Part I and Part II Official Plans, respectively.

The applicant is also requesting that City Council approve the terms of a Development Agreement for the proposal, under Section 40 of The Planning Act, as discussed in subsection 4.3.

4.1 Present Official Plan and Zoning

The entire site is designated *Low Density Mixed Commercial-Residential Area* by the Official Plan Part I. As shown on Map 1, the northern portion of the site is zoned C1A L2 Z4 while the southern portion is zoned CR L2 U100. The irregular boundary between the two zone districts follows the original lot lines of the parcels comprising the site. A height limit of 14 m (45 ft.) presently applies to the site.

The applicant's proposal cannot be implemented without an Official Plan Amendment and rezoning. Even assuming that the gross floor areas of 280 Bloor Street West and 174, 176 and 178 St. George Street are not included in density calculations, the existing zoning would only permit about 10,740 sq. m of new non-residential gross floor area or 71% of that proposed plus about 67 dwelling units or 52% of the total number proposed.

If the entire site was rezoned to the limits of the Part I Official Plan, then the 15,097 sq. m or 100% of the new non-residential gross floor area could be accommodated plus about 115 or 88% of the proposed new dwelling units. Again, these estimates do not include the non-residential gross floor areas of the Medical Arts building or 174, 176 and 178 St. George Street.

The existing height limit would also not permit construction of the apartment house on Prince Arthur Avenue or the non-residential buildings on St. George Street (replica of James Crowther house) and on Bloor Street West. The proposed site layout would be impossible without a site plan by-law, as the C1A zone district involves a building envelope having setbacks similar to those for residential buildings.

4.2 The Annex Part II Plan: Final Recommendations

The draft by-laws for the Annex Part II Plan were approved in principle by City Council on January 24, 1983. The City Solicitor was authorized at that time to submit Bills in Council which, when adopted, will implement the Part II Plan. I understand that the Bills will be forwarded to City Council within the next month.

The Part II Plan splits the site into two Official Plan designation areas, two zone districts and two height limit districts. As shown on Map 2, lands oriented to Bloor Street West south of a line drawn at the northern wall of the Medical Arts building are to be designated "Low Density Mixed Commercial-Residential Area B". The remainder and major portion of the site is to be designated "Special Commerce Area". The corresponding zoning for the smaller portion of the site oriented to Bloor Street West is CR L2 U200 while the remainder of the site is to be zoned CR L1.5 U100. The recommended height limit for most of the site is 18 m (60 ft.) with an 11.6 m (38 ft.) height limit established along the frontage of Huron Street, Prince Arthur Avenue and St. George Street.

The Annex Part II Plan policies are aimed at encouraging a significant residential component in development of this site while recognizing the desirability of the location for commercial use. The policy objectives inherent in the Part II Plan are to achieve a transition between the commercial presence on Bloor Street West and the residential neighbourhood to the north and also to distinguish the Annex as a predominantly residential community by perceptually separating it from the Central Core east of Avenue Road.

The Part II Plan maximum densities for mixed-use projects on the site are greater than the Part I Plan's limits - with the important condition that the increase must be in the residential component. The mass and height of buildings which could be constructed on the site, within the limits of the Part II Plan, is substantially greater than under the Part I Plan.

The Part II Plan also recognizes the unique historic unity of the buildings at 174, 176 and 178 St. George Street. These structures, along with three buildings north of Prince Arthur Avenue are designated as the "St. George Street Area of Special Identity". The Part II policies encourage the preservation of these buildings.

The maximum densities of the Part II Official Plan designations and zoning districts could theoretically permit about 4,960 sq. m or 33% of the proposed non-residential gross floor area on the lands fronting on Bloor Street West in a comparatively small scale building. The major portion of the site could theoretically permit a further 8,240 sq. m or 55% of the proposed non-residential gross floor area plus about 122 or 94% of the proposed 130 dwelling units. The potential concentration of commercial uses on the northern half of the site would not fulfill the

Part II Plan objectives on achieving transition between the Bloor Street commercial district and the residential neighbourhood. Such an arrangement of densities could not be achieved within the Part II Plan height limits.

The applicant is requesting that the maximum Part II Plan recommended densities for the north and south portions of the site be, in effect, consolidated or added together. The combined limits would permit development of approximately 13,204 sq. m or 83% of the total proposed non-residential gross floor area plus 134 dwelling units. These estimates exclude 262 Bloor Street West in calculating both the area of the site and the maximum non-residential gross floor area. The estimates include the lot areas of 174, 176 and 178 St. George Street in determining the total site area.

The applicant's proposal exceeds these "combined density" calculations for the Part II Plan by 1,893 sq. m or 14% of the maximum permitted non-residential gross floor area. As explained in my August 23, 1982 Preliminary Report, relocation of the boundary line between the Part II zone districts for the north and south portions of the site would account for 583 sq. m of this excess gross floor area. In the Part II Plan the boundary is aligned at the northerly wall of the Medical Arts building. A more traditional location along Bloor Street West is to locate the zone boundary at the southern edge of the T.T.C. subway right-of-way. Such an alteration would permit the extra 583 sq. m of non-residential gross floor area under the "combined density limits" proposal. The remaining 1,310 sq. m in excess gross floor area is represented by the applicant's proposal, to construct a new non-residential building on St. George Street as a replica of the James Crowther house.

The four proposed new buildings will all exceed the respective recommended Part II Plan 18 m and 11.6 m height limits. The 10-storey non-residential building is proposed to be 36.9 m in height. The apartment house on Prince Arthur Avenue would be 12 m in height at the third floor level, stepping back to a maximum height of 25.2 m at the top of the eighth floor. The apartment house on Huron Street is proposed to be 13.7 m in height. The non-residential building on St. George Street (replica of James Crowther house) is proposed to be 16.6 m in height.

4.3 Development Agreement

The revised plans have also been submitted in application for a development agreement under Section 40 of The Planning Act. No plans have been required or submitted with respect to the actual buildings at 262 Bloor Street West, 174, 176 and 178 St. George Street as internal renovations to these buildings do not constitute "development" for the purposes of By-law 615-79.

5. Comments by Public Officials

The respective series of comments by City and Metro officials on the original and revised plans for this application are contained in Appendix A. The key concerns identified with respect to zoning by-law provisions; access, parking and loading; Heritage Easement Agreements for the Designated buildings on the site; and, a direct link to the St. George subway are reviewed along with other considerations in Section 7 of this report.

6. Concerns raised at the Public Meeting

6.1 Background

The City of Toronto Planning Board held its public meeting on the application on February 16, 1983 at the Bloor Street United Church (Assembly Room), 468 Huron Street. Approximately 60 residents attended the meeting. A record of the public meeting is provided in Appendix B of this report. A copy of the record was mailed to all persons attending the meeting. A copy of this Final Report was also mailed to all persons attending the meeting or who contacted my staff prior to or after the public meeting.

The Planning Board public meeting was held after comments had been received from civic officials on the July 6, 1982, plans which were the subject of my August 23, 1982, preliminary report. At the public meeting, the applicant presented the proposal as modified in revised plans dated December 17, 1982, and February 16, 1983. The major changes to the proposal in this period, as presented at the public meeting, were as follows:

a) increase from the originally proposed 88 spaces to 216 parking spaces in the commercial parking garage, as a result of comments by the Commissioner of Public Works;

b) deletion of the original proposal to move or dismantle and re-assemble the James Crowther house from its present location at 280 Bloor Street West to St. George Street with the revised plans involving demolition of the James Crowther House and use of the St. George Street parcel as landscaped open space.

6.2 Major issues raised by residents

In my opinion three major issues were the focus of the public comment.

Demolition of the James Crowther House appeared to be opposed by almost all residents present at the meeting. Suggestions were made that the project should be redesigned so as to retain the Designated building at its present location, or to move it forward toward the street or to incorporate it as part of the new office building or design the new office building around it. Moving or dismantling and re-assembling the building on St. Geroge Street was recognized by several residents as an option but did not appear to be accepted as an alternative by many residents at the meeting.

Considerable concern was expressed that the number of parking spaces proposed in the commercial garage were inadequate to meet the needs of both the new office building and the Medical Arts building.

The location of the ramp to the underground garage for the apartment house on Prince Arthur Avenue was also a major concern. It was suggested that the ramp be relocated from Huron Street to Prince Arthur Avenue to minimize traffic volume increase on Huron Street and to reduce the potential for vehicular and pedestrian conflicts on this busy street.

6.3 Other concerns voiced by residents

Further general, policy and design comments made at the public meeting are summarized in the following:

a) general concerns:

- luxury condominiums have been overbuilt in the area and do not reflect the needs of the Annex community
- the low demand for office space may not justify such a large project

b) policy concerns:

- there appears to be no justification for approving a proposal which exceeds the density limits of the Annex Part II Plan
- there appears to be no justification for approving a proposal which exceeds the height limits of the Annex Part II Plan

c) design concerns:

- the north/south walkway behind the historic St. George Street houses should be restricted to pedestrians with no vehicular access allowed
- the at-grade loading space off Huron Street conflicts with pedestrian use of this walkway
- metered parking should be retained on Prince Arthur Avenue to help satisfy the high parking demand in the area and any future application to remove the metered parking by new residents of the proposed apartment house would not be acceptable to the existing community
- the design must ensure that no shadows are cast over dwellings to the north and west

- a more 'natural' material than mirror glass should be considered for the facade of the proposed new office building on Bloor Street West; materials which blend with materials used on existing buildings in the area would be preferable
- the at-grade parking beside and behind the Designated houses on St. George Street should be deleted with parking provided underground
- the design for landscaping and lighting the walkways must ensure pedestrian safety at night
- the applicant should consider providing some community recreation or meeting facility space in the large amount of gross floor area provided in the apartment house on Prince Arthur Avenue for recreational use by the condominium owners
- it should be ensured that the project will not create a wind tunnel effect on Bloor Street West
- a direct underground link from the new office building and the Medical Arts building to the T.T.C. St. George station should be considered.

6.4 Correspondence received from area residents following the public meeting

Five letters have been received to date regarding the application, as reproduced in Appendix C. The major concerns and comments made in these letters are summarized below:

a) opposition to demolition of the James Crowther house and request for its retention on its present site; suggestions on redesign of the project to achieve this objective (Appendix C.1: Mr. R. Herman; C.2: Mr. G. Berki; C.3: Mrs. K. Armstrong);

b) concern that the number of commercial parking spaces will be inadequate resulting in increased demand for available on-street parking and also further illegal parking (Appendix C.4: Mr. Wm. Henderson, Boy Scouts of Canada);

c) concern that the project not result in any shadow casts on buildings on the north side of Prince Arthur Avenue; request that the ramp to the apartment house on Prince Arthur Avenue be aligned on St. George Street to minimize traffic volumes on Prince Arthur Avenue; suggestion that a mixed-use building may be more preferable than an apartment house on Prince Arthur Avenue (Appendix C.5: Alpha Delta Phi Fraternity).

My staff also placed on record telephone conversations with two other area residents who registered, respectively:

a) an objection to the proposed height of the apartment house on Prince Arthur Avenue; and

b) expressed concern that the number of commercial parking spaces will be inadequate to meet the demand from the two office buildings.

7. Planning Considerations

The following subsections address the various policy and design issues raised during public review of the proposal and identified by my Department or other civic officials.

7.1 Demolition of the James Crowther house at 280 Bloor Street West and construction of a non-residential building on St. George Street as a replica of the Designated building

Residents attending the February 16, 1983 public meeting were opposed to the applicant's intention to demolish the Designated building at 280 Bloor Street West. The general opinion appeared to be that the project should be redesigned to retain the house in its current location.

It is important to note that the applicant never proposed to retain the Designated building at its present site. The original application (July 5, 1982) involved construction of a 9-storey non-residential building on the 280 Bloor Street West portion of the site.

The original application also involved moving the actual Designated structure to St. George Street in return for a 'density exemption' of the gross floor area in the structure. This aspect of the proposal was approved in principle by my Department and the Toronto Historical Board. Later, the applicant revised his proposal to involve dismantling the James Crowther house and reconstructing it on St. Geroge Street, again in return for a 'density exemption'. The Toronto Historical Board decided that it could not recommend Designation of a reconstructed building. Without Designation, my Department could not recommend that the gross floor area of such a re-assembled building be excluded in calculations of permitted density on the site. The 'density exemption' provisions of Section 1A.42 of the Official Plan apply only to designated buildings.

As noted earlier in this report, the applicant subsequently applied for permission to demolish the James Crowther house. In recommending refusal of the application, the Neighbourhoods Committee requested that my Department explore the possibility of a density bonus that could be exchanged for retention of the building. However, the applicant advised my staff that he was not prepared to retain or re-assemble the existing building, regardless of any density bonus.

The revised plans presented by the applicant at the public meeting showed the St. George Street parcel as part of the site's landscaped open space. At the public meeting, residents requested that the applicant review options for redesign of the overall proposal so as to retain the James Crowther house at its present site.

The applicant responded to this request in correspondence dated March 7, 1983, as accompanied by drawings dated February 23, 1983 and a study summary dated March 4, 1983. The correspondence and study summary are reproduced in Appendix D. In summary, the applicant submits that:

a) moving the actual building to St. George Street is not economically feasible and too risky to undertake;

b) retaining the James Crowther house on Bloor Street West with the new office building designed behind and around it creates impracticalities and inefficiencies in the design of the new office building and would require a substantial height increase;

c) incorporating the James Crowther house as part of the new office building as part of its facade or as a 'building within a building' would not be a desirable architectural solution or an aesthetic result, as well as creating inefficiencies in the design for new office space.

The applicant would have to undertake a complete redesign of the entire project, not just the commercial portion, in order to both retain the James Crowther house on Bloor Street West. Such a redesign would involve orienting a substantial amount of commercial floor space to Huron Street and Prince Arthur Avenue. This would compromise the Part II Plan objective of creating a residential edge and focus on these street frontages. If such a redesign proposal involved the densities currently proposed, the probable height and mega-block envelope of the structures would not be at all compatible with the adjacent residential neighbourhood.

In response to the concern expressed by residents at the public meeting, the applicant also submitted revised plans involving construction of a non-residential building on St. George Street as a replica of the James Crowther house. In return for constructing this replica building, the applicant is requesting that the proposed gross floor area be permitted as part of the Official Plan amendment and rezoning - which puts the total project over the combined densities of the Part II Plan.

It is important to note that the applicant appears to be eligible to obtain a demolition permit for 280 Bloor Street West on or about June 15, 1983. Approval of this Official Plan amendment and rezoning application implies acceptance of the applicant's intention to demolish the Designated building.

I am of the opinion that the current proposal achieves a number of important planning objectives for the site. I do not consider that a total redesign of the project would necessarily be more beneficial to the neighbourhood. I find that the only two options are to either:

a) permit the applicant to construct a non-residential building on St. George Street as a replica of the James Crowther house and provide for the extra non-residential density involved via an Official Plan amendment; or

b) require that the St. George Street parcel form part of the site's overall landscaped open space area.

At the February 16, 1983 public meeting, my staff advised that the applicant's proposal (at that time) to use the St. George Street parcel for landscaped open space is acceptable to me.

The revised proposal to construct a replica building is also acceptable to me. I originally considered that moving the actual James Crowther house to Bloor Street West would fulfill site planning and design objectives of reinforcing the unique house-form scale and historic character of this block of St. George Street. The replica building would also, in my opinion, assist in achieving these objectives and is therefore provided for in my recommendations.

7.2 Commercial parking supply for the Medical Arts building and the proposed ten storey office building on Bloor Street West

Residents at the public meeting expressed concern that the proposed 216 non-residential parking spaces would not be sufficient to meet the demand generated by both the Medical Arts building and the proposed 10-storey office building on Bloor Street West. At present, there are 290 at-grade spaces on the vacant lands surrounding the Medical Arts building.

The number of non-residential spaces to be provided has been a key concern throughout review of this application. As emphasized in my August 23, 1982 Preliminary Report, I was not prepared to accept the decision of the Committee of Adjustment that only 20 parking spaces be provided for the Medical Arts building.

Originally the applicant proposed to provide a total of 88 parking spaces for both buildings. In later revisions the applicant proposed 112 spaces.

The Commissioner of Public Works initially recommended that the applicant be required to provide 303 parking spaces to serve both buildings. This number of spaces would meet the combined requirements of the Central Area Parking and Loading Study for wholly medical/dental use of the Medical Arts building and the general office use proposed for the new 10-storey building. Medical/dental uses have a higher parking space requirement than for general office uses.

The Commissioner of Public Works later concluded that the applicant's revised proposal for 216 spaces would be acceptable. This decision was based on the uncertainty respecting the future use of the Medical Arts building as a medical/dental and/or general office building and the fact that the proposed 216 spaces is more than 70% of the minimum parking requirement for both buildings even if the Medical Arts building continues as a wholly medical/dental building. As stated by my staff at the public meeting, I accept the Commissioner of Public Works' conclusion. My recommendations therefore require a minimum of 216 spaces to serve both the proposed non-residential building on Bloor Street West and the Medical Arts building.

In accepting the proposal to provide 216 spaces, the Commissioner of Public Works also took into account the applicant's position that this is the practical number of spaces that can be ensured in final design of the garage, given the presence of the Bloor-Danforth subway line and structural considerations respecting the abutting Medical Arts and Academy of Medicine buildings. There are, however, discrepancies in the information provided in the revised plans regarding the total number of spaces proposed. The data sheets propose a total of 216 spaces, whereas a count of spaces on the garage level plans appears to indicate that 261 spaces are to be provided. However, this count cannot be considered to be correct, despite the number of spaces shown on the plans, as at least 2 spaces shown will have to be eliminated on each of the second and third levels to properly accommodate up/down ramps, and also the section plan shows the fourth level as a three-quarters floor. Therefore it is not clear what is the actual maximum number of spaces that could be provided in the four level garage.

On the revised plans, the applicant has included a proposal that 10% of the proposed 216 parking spaces be sized below the minimum requirements of the Zoning By-law. In that it appears that more than 216 spaces may be accommodated, I can find no rationale for permitting a proportion of smaller sized spaces and have therefore not provided for such in my recommendations.

On the revised plans, the applicant has provided that 2 of the required minimum 216 spaces be sized to accommodate vehicles with disabled persons. These spaces are to be located on the first level of the garage adjacent to the elevator core. These spaces are acceptable to me and provided for in my recommendations.

7.3 Access to underground garage for the proposed apartment house on Prince Arthur AVenue

At the public meeting, residents expressed concern that the proposed Huron Street entrance to the underground garage for the Prince Arthur Avenue apartment house might result in undesirable traffic volumes and potentially in vehicular/pedestrian conflicts. As a result of the public comments made, the applicant submitted revised plans which provided for a garage entrance on Prince Arthur Avenue in the north-east corner of the building. This revised ramp location is acceptable to the Commissioner of Public Works.

The owners and tenants of 94 Prince Arthur Avenue, Alpha Delta Phi Fraternity, have objected to the proposed Prince Arthur Avenue garage entrance, among other matters (see Appendix C.5). The suggestion was made that the ramp be accessed from St. George Street, as is proposed for the entrance to the commercial parking garage. This does not appear to be a feasible suggestion, due to the location of the Bloor-Danforth subway line across the site.

7.4 Density exemption for 174, 176 and 178 St. George Street and Heritage Easement Agreements respecting these Designated buildings

I consider the retention of these three Designated buildings to be an important positive feature of this application. As provided for in Section 1A.42 of the Official Plan Part I, I am recommending that the existing gross floor area of these buildings be excluded in the calculation of maximum permissible density of new development on the site.

Section 1A.42(b)(iv) of the Official Plan requires, as a condition of the density exemption permission, that the excluded gross floor area not exceed 0.5 times the area of the lot. As shown in the figures on Section 3.3(b) the non-residential density of the 174, 176 and 178 St. George Street severed lots is, respectively, 1.4, 1.6 and 1.4 times the lot area. In terms of the total site of this application, however, the combined gross floor area of the three buildings represents 0.21 times the area of the lot, if so defined. I am basing my recommendations for density exemption on definition of the whole 10,724 sq. m site as the lot, for the purposes of applying Section 1A.42 of the Official Plan to this application. I consider this to be reasonable in that the severed parcels originally formed part of the site and were severed in August, 1982 following submission of the overall application for the site. Also I consider this to be consistent with the Annex Part II Plan recommendations which emphasize retention of these buildings as part of the "St. George Street Area of Special Identity".

Section 1A.42(b)(i) requires that City Council be satisfied that the relationship between the designated buildings and the new development will respect the quality and character of the designated structures. I am generally satisfied that the overall design of the project fulfills this condition. The Development Agreement for the site includes the landscaping for these lots as shown on the submitted plan, subject to certain revisions respecting vehicular access.

Section 1A.42(b)(v) of the Official Plan sets a further condition that the retention and use of the designated structures be secured by the City by an appropriate legal agreement. As requested by the Toronto Historical Board, I am recommending that approval of an Official Plan Amendment and site plan by-law be conditional on the entering into of a Heritage Easement Agreement for each of these three properties.

I am also recommending that the non-residential uses permitted in these structures exclude all retail uses. This prohibition on retail use is in keeping with the recommendations of the Annex Part II Plan for the "Special Commerce Area" designation which includes these three buildings.

The Toronto Historical Board in its comments on this application, recommended that occupancy permits for any new structures be issued only upon completion of the restoration, and return to use, of the existing houses at 174, 176 and 178 St. George Street. This request is not provided for in my recommendations. I note that negotiations are presently underway by the applicant for sale of these properties. I consider the condition that Heritage Easement Agreements must be signed sufficient to ensure retention and renovation of these buildings.

7.5 Recognition of density of 262 Bloor Street West (Medical Arts building)

As explained earlier in this report, the 1976 severance of 262 Bloor Street West ought to have been accompanied by a variance or by-law amendment application, in order to clearly provide for redevelopment of the remainder of the lands in the site.

The Commissioner of Buildings and Inspections has advised that, because such variance or by-law amendment was not applied for or granted, the application contravenes Section 4(11) of Zoning By-law No. 20623 which prohibits the reduction of the area of a lot and the use of a building thereon where the gross floor area requirements of the Zoning By-law are not complied with.

On September 7, 1982, the Land Use Committee amended the recommendations contained in my Preliminary Report so as to provide that " ... the Medical Arts building and the lands on which it stands be excluded from the development site for the purpose of density calculations".

As shown in Section 3.3(b), the non-residential density of 262 Bloor Street West is 6.5 times the lot area. This is obviously not consistent with the Part I Official Plan and Annex Part II Plan which provide, as-of-right, for a non-residential density of 2.0 times the lot area. However, given the 1976 action of the Committee of Adjustment, and the facts that acceptable parking and loading facilities are being provided as part of the overall proposal, I am recommending that the site plan by-law provide for the existing non-residential gross floor area at 262 Bloor Street West while permitting redevelopment of the lands comprising the remainder of the site. As a condition, and in order to assist in creating a pedestrian environment on Bloor Street West, I am recommending that at least 50% of the gross floor area on the ground floor must be used for retail uses.

7.6 Proposed Density

The applicant's proposal involves 4,357 sq. m or 41% more non-residential gross floor area plus about 63 or 94% more dwelling units than are permitted by the existing zoning. As explained in Section 4.2, the application has been examined within the context of the Annex Part II Plan recommended policies. In that the proposed density is basically compatible with the maximum recommended in the Part II Plan, I consider the applicant's proposal to be acceptable.

The Part II Plan policies are directed at encouraging a significant residential component in development of the site while also recognizing the desirability of the location for commercial use. In my opinion, the recommended Part II Plan limit of 2.0 times the lot area for non-residential density is appropriate in terms of distinguishing the Annex community from the higher density Central Core and reasonable given the existing zoning permissions and the location of the site at the junction of both subway routes. Also I consider the increase in residential density provided by the recommended Part II Plan to be desirable to encourage a mixed-use scheme which reinforces the residential focus of the Annex neighbourhood.

The applicant's proposal involves combining together the maximum recommended Part II Plan residential and non-residential densities for the north and south portions of the site. Both the existing and the recommended zoning would permit development of a sizeable amount of non-residential gross floor area on the Huron Street and Prince Arthur Avenue frontages of the site.

In my opinion, this proposal to "combine" and "reallocate" the Part II Plan maximum densities is also acceptable. I consider that the site plan arrangement will assist in achieving the Part II Plan objectives by reinforcing the traditional neighbourhood block format - with the non-residential density focused on Bloor Street West and the residential density oriented inward to the existing neighbourhood.

The objection from the owners and tenants of 94 Prince Arthur Avenue suggested that a mixed-use building on Prince Arthur Avenue would be more desirable. I do not agree. The east Annex neighbourhood is under constant pressure to permit northward intrusion of commercial use. This application assists in achieving the Part II Plan objectives for the "Special Commercial Area" by defining Prince Arthur Avenue in this block as the southern 'boundary' of the residential community.

The applicant's proposal involves approximately 1,893 sq. m or 14% more non-residential gross floor area than would be permitted under the "combined density" of the recommended Part II Plan policies.

As discussed in Section 4.2, 1,310 sq. m or 69% of this excess gross floor area is contained in the proposed non-residential building to be located on St. George Street and constructed as a replica of the James Crowther house. As discussed in Section 7.1 above, this aspect of the proposal is acceptable to me and provided for in my recommendations.

The remaining 583 sq. m or 31% of this excess gross floor area represents about one-half of a floor of the proposed 10-storey office building on Bloor Street West. This excess floor area would be permitted within the "combined density limits" interpretation of the Part II Plan if the boundary line between the two recommended zone districts is located along the T.T.C. right-of-way rather than the northern wall of the Medical Arts building. The recommended location of the boundary line acted, in effect, as a 'holding' mechanism to ensure that issues resulting from the 1976 severance of the Medical Arts building were dealt with in any development application. The more traditional boundary location along the subway right-of-way is acceptable to me. The extra 583 sq. m is therefore provided for in the total non-residential density permitted by my recommendations.

There is, however, a discrepancy in the revised application which should be noted regarding the proposed gross floor area of the 10-storey office building on Bloor Street West. On the revised plans, the ground floor of the building is shown to cover a somewhat smaller proportion of the assigned lot than the nine upper floors. However, on the data sheets, the gross floor area on the ground floor is larger, at 1,519 sq. m, than the 1,363 sq. m assigned to each upper floor. I cannot conceive how this would be possible within the building envelope shown on the plans. It appears obvious that the applicant has not finalized the detailed design of the building.

The proposed retail use of the ground floor of this building is desirable, to strengthen the pedestrian environment on Bloor Street West. I am therefore recommending that at least 50% of the gross floor area on the ground floor be required to be used for retail uses with direct access to Bloor Street West.

The residential component of the applicant's proposal involves a total of 130 dwelling units which is, as discussed in Section 4.2, slightly less than the maximum of 134 dwelling units that could be accommodated under the combined density limits interpretation of the Part II Plan. In that the provision of a significant residential component assists in achieving Part II Plan objectives, the proposed residential density is acceptable and provided for in my recommendations.

7.7 Heights of proposed buildings

The applicant's revised plans (see Maps 9, 10, 11, 15) involve the following maximum heights:

(a) 36.9 m for the 10-storey non-residential building on Bloor Street West;

(b) 25.2 m for the 8-storey apartment house on Prince Arthur Avenue;

(c) 13.7 m for the 3-storey apartment house on Huron Street; and

(d) 16.6 m for the 3-storey non-residential building on St. George Street (replica of the James Crowther house).

The entire site is presently subject to a 14 m height limit. The Annex Part II Plan recommends an 18 m height limit for the major portions of the site with an 11.6 m height limit established along the immediate frontages of Huron Street, Prince Arthur Avenue and St. George Street.

For the reasons outlined below I am, however, recommending approval of the proposed height limits for the four new structures.

As discussed in my August 23, 1982 Preliminary Report, my staff reviewed overall site design principles with the applicant early in the application process. It was recognized by my Department that substantial variation from the existing and recommended height limits would be required to achieve objectives of maximizing public access and open space on the site and of orienting residential density to Prince Arthur Avenue and non-residential density to Bloor Street West.

My Department concluded that a 10-storey structure, not exceeding the Medical Arts building in height, would be acceptable on Bloor Street West. It was concluded that given the presence of both the Medical Arts and Senator Croll buildings, the width of both the street and the public sidewalk, that a building of this scale could be accommodated while still providing for a pleasant and interesting pedestrian environment. I do not consider this as setting a precedent for other sites on Bloor Street West. The height of the proposed non-residential building has been considered in the context of a redevelopment proposal for almost an entire City block, which is a unique situation, and has been evaluated in terms of the benefits of the overall scheme.

As explained earlier in this report, the applicant's revised plans, submitted after the public meeting, propose a 10-storey building instead of a 9-storey building, but within the same 36.9 m maximum height originally proposed. In the revised data sheets, the gross floor area on each of floors 2 through 9 was reduced and the difference combined as a tenth floor. However, the revised plans have not been changed to show a building with a correspondingly reduced "footprint" on the lot and reduced floor dimensions. Again, it is obvious that the applicant has not finalized the design for the non-residential building on Bloor Street West. An application for amendment to the Development Agreement may therefore be required at a later date.

On Prince Arthur Avenue, the apartment house has been designated so as to have a maximum height of 12.2 m at the top of the third storey with the building stepped back within a 63 degree angular plane to a maximum height of 25.2 m at the top of the eighth storey. This design satisfies my Department's concern that only the first three storeys have a strong visual presence to a pedestrian on the adjacent sidewalk. This was considered desirable to soften the overall mass of the structure and provide a form of visual linkage between the apartment house and nearby 3-storey house-form buildings.

On Huron Street, the 3-storey, 8-unit apartment house is designed to be compatible in height with the 3-storey house-form buildings on the west side of the street. It was recognized by my Department that the sub-surface T.T.C. easements requires the building's ground floor to be elevated above grade to accommodate the parking garage level. The proposed 13.7 maximum height limit for this structure was therefore considered acceptable.

On St. George Street, the proposed non-residential building will, at 16.6 m maximum height, be somewhat higher than the adjacent Designated buildings. This proposed height is, however, acceptable to my Department given the higher scale of the existing James Crowther house.

At the public meeting, a resident enquired as to the effects of the proposed development on wind velocities on the site and in the surrounding area. My Department has not required wind testing with respect to the proposed massing or landscaping of the site. In correspondence dated February 28, 1983 the applicant's architect conveyed his opinion that "... introducing these relatively low rise structures on Prince Arthur, Huron and Bloor Street will have the effect of blocking and diminishing the predominant north-west winds which we experience in Toronto, resulting in a more calm pedestrian level environment on all 4 streets defining this site."

At the public meeting and in the objection received from Alpha Delta Phi Fraternity at 94 Prince Arthur Avenue (see Appendix C.5), concern was expresed regarding the shadowing effects of the overall proposal. As a basic site planning principle my Department commented that shadows cast by the new development should fall as much as possible within the site or adjacent road allowances. Shadow diagrams prepared to my Department's specifications show that morning and late afternoon shadows produced in the spring, summer and fall seasons are contained on the site and/or street and do not reach residential properties on Huron or Prince Arthur. In winter, morning shadows will fall over the buildings at 94 and 88 Prince Arthur Avenue, 180 and 182 St. George Street and 483 Huron Street, just north of the site. In winter afternoons, shadows will fall over the properties at 94 and 88 Prince Arthur Avenue and 180 St. George Street. I have considered this potential winter shadow effect on six adjacent buildings against other benefits of the project and concluded that this impact is acceptable in terms of the overall scheme.

The Academy of Medicine building's easterly wall will be affected by morning shadows in the spring, summer and fall seasons. There are a number of windows on this building face. This impact is unavoidable in any redevelopment involving demolition of the James Crowther house and a new structure on Bloor Street West. The same effect would also probably occur if a structure was built on this portion of the site within the 18 m Part II Plan height limit.

7.8 Parking supply for the proposed residential buildings

7.8.1 Apartment house on Huron Street

The applicant's proposal provides for 10 parking spaces in an underground garage for the 8-unit apartment house on Huron Street. Access to the garage would be from Huron Street. The garage component of the structure is proposed to be constructed partially above grade due to the sub-surface subway right-of-way over the southern portion of the assigned lot. The provision of 10 parking spaces, with 1 of these spaces reserved for visitor parking is satisfactory to the Commissioner of Public Works. The revised plans do not indicate the location of the assigned visitor space. My recommendations provide for assignment of any one of these spaces for visitor parking.

The revised plans do not provide for a parking space sized to accommodate vehicles with disabled persons. The design of the 8-unit apartment house also precludes accessibility for disabled persons. I am willing to accept the applicant's positions that this is not practical given the above-grade elevation of the ground floor of the units and the design of the structure as townhouses with internal stairs, and that ramp access from the street would substantively affect the appearance of the structure with little net benefit given the number of units involved.

7.8.2 Apartment house on Prince Arthur Avenue

The applicant's proposal is to provide 102 parking spaces in a two level underground garage with access of Prince Arthur Avenue. The provision of a minimum of 94 spaces for residents of the building plus 7 visitor parking spaces is satisfactory to the Commissioner of Public Works and meets the minimum requirements of the Central Area Parking and Loading Study.

The location of assigned visitor parking spaces is not shown on the revised plans. My recommendations therefore provide that the 7 spaces shall be located on the first level of the garage, as marked on plans on file with my Department.

There is a discrepancy in the revised application between the number of spaces shown on the plans and the figures included in the data sheets. The plans indicate that up to 142 spaces may be provided whereas the data sheets propose 102 spaces. Given the configuration of the parking garage, it is probable that the applicant will provide more spaces than the minimum total requirement of 101 parking spaces.

The revised plans provide for 2 parking spaces sized for use by vehicles with disabled persons. These spaces are both located on the revised plans adjacent to the eastern elevator core. In that there are two elevator cores for the building, my recommendations require that 1 handicapped parking space be located adjacent to each of the east and west elevator cores, respectively, in the centre aisle of the first level of the garage, as marked on plans on file with my Department. Also, my recommendations provide that these 2 specially sized parking spaces for use by disabled persons are in addition to the minimum 101 parking spaces required for tenants and visitors.

The revised plans indicate that 10% of the proposed parking spaces are to be undersized. In that it is apparent that the applicant can provide all 101 required parking spaces plus the 2 handicapped spaces in accordance with the size requirements of the Zoning By-law, I am not recommending an exception with respect to size for any proportion of the required number of parking spaces.

7.9 Parking and loading facilities for the non-residential buildings on St. George Street

7.9.1 Designated buildings at 174, 176 and 178 St. George Street

The applicant's proposal includes providing 2 tandem parking spaces each for 174 and 176 St. Geroge Street, respectivey, on existing driveways adjacent to these buildings. The proposal also involves 2 tandem parking spaces for 178 St. George Street to be located at-grade on a new driveway located behind the building with access off Prince Arthur Avenue.

These proposed 6 parking spaces are in excess of the requirements for this site. As provided for by Section 13A(g) of Zoning By-law No. 20623, parking facilities are not required for properties designated under the Ontario Heritage Act. Similarly, Section 14A(e) of the Zoning By-law provides that loading facilities are not required for designated properties.

At the public meeting, it was suggested that no at-grade parking should be permitted adjacent to the Designated buildings. Given the presence of existing driveways, I am prepared to accept the applicant's proposal that these driveways continue to be used and a new driveway created for 178 St. George Street. I am recommending, however, that the Toronto Historical Board's request that no parking be permitted in front of the main wall of each building be implemented as part of the amendment to the Zoning By-law.

7.9.2 Proposed non-residential building (replica of James Crowther house)

The applicant's revised proposal involves providing 2 tandem spaces on a new driveway located adjacent to the north wall of the proposed non-residential building. No separate loading facility is proposed for this structure.

A minimum of 4 parking spaces is required by By-law 236-83, the Central Area Parking and Loading By-law. The 2 proposed tandem spaces and the proposed driveway width do not satisfy the requirements of this by-law. Nonetheless, as the Commissioner of Public Works has, given the 1976 Committee of Adjustment decision regarding the Medical Arts building, accepted as satisfactory the provision of 216 parking spaces for the non-residential component of the project, I am not requiring the provision of further parking facilities for this proposed non-residential building.

I am accepting the fact that tandem parking will occur on the proposed new driveway. However, to improve the amenity of the St. George streetscape, I am recommending that the site plan by-law specifically prohibit parking in front of the main wall of the proposed building, as recommended for the Designated buildings.

I am advised by the Commissioner of Public Works that the two Type B and two Type C loading spaces proposed on the site are sufficient to jointly serve all three non-residential buildings on the site. My recommendations do not therefore require an additional separate loading facility for this proposed building.

7.10 Loading Facilities provided for in the application

The applicant's proposal includes provision of two Type B and two Type C loading spaces to serve the 10-storey non-residential building on Bloor Street West, the Medical Arts building, and the non-residential building on St. George Street. These facilities are acceptable to the Commissioner of Public Works and are provided for in my recommendations.

For the apartment house on Prince Arthur Avenue, the applicant's revised plans involve deletion of the previously proposed loading space accessed from Huron Street and located on a pedestrian walkway. The applicant has now satisfied the Commissioner of Public Works that consolidated garbage handling and loading facilities will be provided for both the west and east sides of the 122-unit apartment house. The proposed loading facility access off Prince Arthur Avenue will now serve the entire building. The applicant has also revised the plans to ensure appropriate turnaround room for trucks using this loading facility. Although the revised plans indicate provision of one Type B modified loading space, my recommendations require one Type G space. This recommendation is made at the request of the Commissioner of Public Works and simply involves a minor revision to technical standards for internal vertical clearance of the loading space.

7.11 Landscaped open space and public access

7.11.1 Public access

As noted previously in this report, my staff provided comments on site design principles to the applicant early in the application process. A key principle was to establish a framework for the development based on familiar patterns of the blocks along Bloor Street West. The proposal implements this goal by breaking the site down into separate development parcels grouped around a central courtyard. A further key principle was that public access should be available through the site to all four surrounding streets. This goal is implemented through the walkway system on the site, as shown on Map 7.

My recommendations provide that the following at-grade pedestrian walkways shall be maintained on the site and available to the public at all times:

(a) a north/south walkway aligned along the westerly lot line adjacent to the Academy of Medicine property, having a minimum width of 3.0 m and providing access between Bloor Street West and the central courtyard;

(b) a north/south walkway aligned across the westerly portions of 178, 176 and 174 St. George Street and lands to the south thereof behind the proposed non-residential building on St. George Street, having a minimum width of 5.0 m and providing access between Prince Arthur Avenue and the central courtyard; and

(c) an east/west walkway providing access between St. George Street and Huron Street, having a minimum width of 4.5 m between St. George Street and the central courtyard and a minimum width of 2.5 m between the central courtyard and Huron Street.

At the public meeting, concern was expressed that these walkways be well lighted to aid in ensuring public safety and sense of security. My recommendations provide that all the walkways be illuminated to a standard of 10 lux, which is the accepted standard for such facilities.

7.11.2 Prohibition on vehicular access over the north/south walkway behind the St. George Street buildings

My Department has repeatedly stated its position that the north/south walkway providing access between the central courtyard and Prince Arthur Avenue should be a pedestrian space with the only vehicular use permitted being for trucks entering and exiting the loading space of the apartment house on Prince Arthur Avenue. Concerns were also raised at the public meeting that this area not be used for vehicle parking.

My Department requested that the applicant revise his plans so as to preclude vehicular access over this walkway. The revised plans are inconsistent - showing different locations for the placement of bollards preventing vehicular access. I can only assume that the applicant proposes that tenants and owners of the St. George Street buildings be able to drive over and/or park on the pedestrian walkway. This is not acceptable to me in that such use would in my opinion, result in a parking area and preclude public perception and use of the area as a walkway route through the site.

My recommendations therefore provide for:

(a) bollards prohibiting vehicular access, but permitting pedestrian access, located 12 m south of the loading space and across the walkway;

(b) barriers prohibiting vehicular access from existing and proposed driveways on 174, 176 and 178 St. George Street over the westerly 5.0 m of these severed lots; and

(c) a barrier prohibiting vehicular access from the proposed driveway adjacent to the proposed non-residential building on St. George Street over the westerly 5.0 m of the proposed assigned lot.

7.11.3 Landscape Plan

The landscape plan shown on Map 7, is satisfactory to the Commissioner of Public Works. I am recommending revisions respecting the north/south walkway to Prince Arthur Avenue, as discussed in 7.11.2 above. I am also recommending revisions, as marked on plans on file with my Department, to provide for curb cuts on the Huron Street and St. George Street sidewalks to provide barrier-free access to the east/west pedestrian walkway. Subject to these revisions, the landscape plan is acceptable to my Department. A separate application to the Commissioner of Public Works will be required for proposed landscaping within the rights-of-way of streets.

I note that the shadow diagrams prepared by the applicant to my Department's specifications show that the major portion of the central courtyard will be free of shadow during mornings in summer and in afternoons of the spring, summer and fall seaons, thereby providing for an acceptable level of enjoyment of the area by both residents and the public.

7.12 Proposed Recreation space and facilities

As noted earlier, I have examined this proposal in the context of the Annex Part II Plan, which includes recommendations for CR zoning of the site. Section 12A(4) of the Zoning By-law establishes recreation space requirements for residential buildings in CR districts. When applied to the proposal, these standards would require provision of a total of 3,470 sq. m of *recreation space* for the 122-unit apartment house on Prince Arthur Avenue and a total of 296 sq. m for the proposed 8-unit apartment house on Prince Arthur Avenue. Of the total amount of required recreation space, the Zoning By-law requires that 9 sq. m be provided in the form of personal recreation space (patio, balcony, etc.) for each proposed dwelling unit in the respective structure.

For the apartment house on Prince Arthur Avenue, the applicant proposes to provide a total of 3,536 sq. m of recreation space on the assigned lot, thereby slightly exceeding the required minimum. However, the figures provided by the applicant are incorrect. While the applicant is apparently providing the required 9 sq. m of personal recreation space for 116 of the 122 dwelling units, the personal recreation space for the 6 ground floor units fronting on Prince Arthur Avenue is not provided on the assigned lot but on City property. Therefore, I estimate that the applicant actually proposes to provide 3,482 sq. m of recreation space. An exemption from the provisions of Section 12A(4)(b) is therefore required with respect to these 6 ground floor dwelling units.

In early review of this application, my Department advised that it was acceptable to locate the proposed apartment house on Prince Arthur Avenue on the lot line, rather than set back at grade. This was considered acceptable in order to maximize publicly accessible open space in the central courtyard and to reproduce typical conditions in the surrounding neighbourhood where houses are set back about 6 m from the public sidewalk. It was also considered that this siting condition would aid in focusing pedestrian views from the sidewalk on the first 3 floors of the structure, thereby perceptually reducing the visual presence of the stepped-back upper 5 storeys. The applicant's proposal therefore requires that a private patio area for the 6 ground floor units be provided on City property. My recommendations provide for the exemption from Section 12A(4) with respect to these units.

For the apartment house on Huron Street, the applicant proposes to provide a total of 230 sq. m of recreation space on the assigned lot, including in this amount a minimum of 9 sq. m of personal recreation space per dwelling unit. The proposal would require an additional 66 sq. m of recreation space on this assigned lot to comply with the minimum Zoning By-law requirements. Given the presence of the central courtyard as an open space area accessible to residents of this 8-unit building, I am, however, recommending an exemption from the requirements of Section 12A(4) with respect to the apartment house on Huron Street.

7.13 Variances from other Zoning By-law requirements

The Commissioner of Buildings and Inspections has identified the various provisions of Zoning By-law No. 20623 from which the proposal requires exemption (see Appendix A). I am recommending that the site plan by-law provide for the following exemptions:

a) height limits: Section 4(12)(m); maximum allowable number of dwelling units: Section 4(12)(e); maximum allowed non-residential gross floor area: Section 4(12)(c)

   These exemptions are necessary to permit the proposal which involves consolidation of residential and commercial densities, respectively, on the north and south portions of the site, and buildings in excess of the maximum heights permitted.

b) parking space requirements: Sections 4(13), 4(13a); loading space requirements: Section 4(14a); parking station requirements: Section 2(89)

   The proposed parking and loading facilities for the development are considered to be acceptable. An exemption from the parking station requirements is necessary to permit parking on the existing and proposed driveways for the Designated buildings on St. George Street.

c) length of the proposed apartment houses: Section 4(4)(h); requirement for a 'circular' driveway for the Prince Arthur Avenue apartment house: Section 4(14)(a); separation between buildings: Section 12A(3)(iii)

   The apartment houses will both exceed the maximum depth of 17.0 metres from the minimum front lot line setback. Exemption from this provision is acceptable to both maximize open space on the site and to provide for a low-scale house-form building on Huron Street. The required circular driveway on Prince Arthur Avenue is not considered to be a desirable feature for design of this apartment house. The main windows of the living area of dwelling units at the east elevation of the apartment house on Prince Arthur Avenue appear to be located less than 7.5 metres from the walls of the adjoining Designated buildings on St. George Street. In that the dwelling units are located on the third and upper floors at or above the roofline of the Designated buildings and as a minimum separation of 5.5 metres is being provided, an exemption from this provision is acceptable.

d) recreation space requirements for the apartment houses: Section 12A(4)

   The proposal is slightly deficient with respect to overall recreation space provided for the apartment house on Huron Street and with respect to personal recreation space for six units in the apartment house on Prince Arthur Avenue. Exemption from these provisions is acceptable. The site plan by-law establishes specific requirements on each assigned lot.

7.14 Underground passageway to the St. George Street subway station

At the public meeting, a resident questioned whether a direct link to the subway station was being proposed by the applicant. In his comments on the application, the Metropolitan Commissioner of Planning suggested that the developer consider the construction of a direct link from the development to the subway station.

The applicant has not proposed a direct link. My Department has not requested that the applicant investigate further the potential for such a passageway. I consider that the probable complications of alignment of the T.T.C. sub-surface easements, utilities in the St. George Street right-of-way, the proposed ramp to the underground garage and the positioning of existing buildings on the site and adjacent lands may result in a very circuitous route for such a passageway. I further note that the applicant does not propose to connect the new 10-storey office building and the Medical Arts building either above or below grade. I also question the desirability of such a passageway when it will not connect to a larger underground walkway system and that it would appear to compromise the objective of increasing at-grade pedestrian amenity and activity on the site.

7.15 Building materials

The applicant has advised that, while details have not been finalized, the apartment house on Huron Street will probably be faced with warm toned brick similar to materials of existing residential buildings in the neighbourhood while the apartment house on Prince Arthur Avenue will also be faced with either light coloured materials of a natural appearance or warm toned brick. The revised plans show the 10-storey non-residential building on Bloor Street West as being faced with mirror glass. The proposal is to face the non-residential building on St. George Street (replica - John Crowther house) with brick matching in tone that of the existing building as closely as possible.

At the public meeting, comments were made that the proposed mirror glass facade of the 10-storey non-residential building on Bloor Street West is not compatible with the existing character of the Annex neighbourhood and that materials of a more natural appearance would be preferable. The applicant has advised my Department that the decision as to materials for this structure is still under consideration. I note that any substantial change to the elevations shown on the approved plans will require an amendment to the Development Agreement.

As your Committee is aware, building materials are not included in the site planning matters subject to site plan control under Section 40 of The Planning Act.

7.16 Prohibition of retail use in the proposed non-residential building on St. George Street

The Annex Part II Plan recommends that retail uses be prohibited in the "Special Commerce Area" west of Bedford Road. This recommendation was made to both recognize existing commercial office permissions while providing an incentive for retention of existing historic buildings but also to provide a transition between the residential neighbourhood and the Bloor Street West retail/office district.

As discussed in Section 7.4 of this report, my recommendations prohibit retail uses in 174, 176 and 178 St. Geroge Street to assist in achieving these Part II Plan objectives. In that the justification for accepting the proposed non-residential building on St. George Street is that it assists in reinforcing the recommended "St. George Street Area of Special Identity", I am also recommending that all retail uses be prohibited in this proposed structure.

7.17 Conditions for construction of the non-residential building on St. George Street (replica - John Crowther house)

The applicant responded to certain of the concerns raised at the public meeting in correspondence to my Department dated March 7, 1983. In this letter, the applicant summarized the reasons for rejecting design alternatives involving retention of the James Crowther house on Bloor Street West and moving the building intact. In this letter the applicant outlined his proposal to build a replica of the James Crowther house, stating:

> "We propose to reconstruct an exact replica of the James Crowther house to fit on the vacant lot at 172 St. George Street. We believe that the new location for this house adjacent to the three other nineteenth century mansions and other historic buildings on the St. George

> Street block is an excellent compromise solution to the issues raised at the Public Meeting. The special historic character of this block would thereby be reinforced by the addition of one more display of nineteenth century architecture."

In this report, I am recommending approval of the non-residential density proposed to be contained in this structure. Should City Council accept the applicant's proposal to construct this building as a compromise solution, I think it appropriate that the relative timing for construction of this building be ensured. My recommendations therefore provide that the non-residential building on St. George Street shall be erected at the date of issuance of a building permit for the apartment house on Prince Arthur Avenue and the apartment house on Huron Street, respectively.

My recommendations for an amendment to the Zoning By-law for this proposal include approval of the site plan and proposed elevations for the non-residential building on St. George Street. These recommendations provide for a minimum 7.3 m setback from the lot line on St. George Street and a minimum 6.5 m setback from the easterly wall of the apartment house on Prince Arthur Avenue. These provisions are specifically noted because of the small size of the site plan included in the revised plans. My recommendations also specify a maximum building height of 16.6 m. This is again a clarification in that the elevation plans do not include an appropriate scale or reference figures.

7.18 Barrier-free Access for Disabled Persons

Parking spaces sized to accommodate vehicles with disabled persons are to be provided in each of the below-grade garages, as discussed in Section 7.2 and 7.8. Curb cuts are to be provided to ensure barrier-free access across the pedestrian walkways, as discussed in Section 7.11. The revised plans indicate that entrances to the elevator cores of the non-residential building on Bloor Street West and the apartment house on Prince Arthur Avenue shall be grade-related and barrier-free. I am recommending that it be accepted that barrier-free access will not be possible for the 8-unit apartment house on Huron Street or the proposed non-residential building on St. George Street. The applicant has been provided with Council's adopted policy "Guidelines for a Barrier-Free Environment", and is being requested to take these guidelines into account in undertaking detailed design of the building's facilities.

7.19 Community Use space

At the public meeting, a suggestion was made that the applicant consider the provision of some community facility space within the 425 sq. m recreation facilities component of the apartment house on Prince Arthur Avenue, such as a day care centre or seniors' centre. The applicant advised that this would be considered further in terms of the feasibility of such space and its compatibility with condominium ownership.

My staff had earlier discussed with the applicant the possibility of providing space on the ground floor of the rear wing of the apartment house for use as a community-based and work-related day care centre. Such a facility is not possible as the proposed non-residential building on St. George Street (replica - James Crowther house) deletes the open space area that would be required to meet outdoor play area standards for such a use.

7.20 Widening of Prince Arthur Avenue

Prince Arthur Avenue has a 7.3 m wide pavement on a 20.1 m wide right-of-way and operates in a one-way eastbound direction. The Commissioner of Public Works has advised that, in order to facilitate access to abutting properties in the block, the pavement should be widened to 8.5 m and the street reverted to two-way traffic operation. The dimensional improvement of Prince Arthur Avenue will be done on a priority basis as part of the Public Works Department's Pavement and Sidewalk Reconstruction Programme.

7.21 Metered parking on Prince Arthur Avenue

At the public meeting, concern was expressed that the existing metered parking spaces on Prince Arthur Avenue should be retained. The Commissioner of Public Works had advised me that his department has no current plans to remove the metered parking spaces and that such spaces could also be retained following the widening of Prince Arthur Avenue.

7.22 Noise Impact Statement

The Commissioner of Public Works has not yet received the Noise Impact Statement from the applicant. The applicant has been advised to submit the Statement in advance of consideration of the draft by-laws.

7.23 Plan of Survey

The applicant has submitted a draft Reference Description Plan or Survey showing the parts of the site to be attributed to each building, as requested by the Commissioner of Public Works. The applicant has been advised that this Survey must be deposited in the appropriate Land Registry Office prior to consideration of the draft by-laws.

7.24 Further applications required

The applicant has been advised that he must apply to the Commissioner of Public Works for revised municipal numbering prior to filing a formal application for a building permit.

The applicant has also been advised he must apply to the Commissioner of Public Works respecting landscaping on City property on Prince Arthur Avenue and Huron Street.

The revised plans include a section of the proposed apartment building showing a canopy over the public sidewalk at the main entrance. Such a canopy would also require separate application to the Commissioner of Public Works. It may also require an amendment to the Development Agreement if proposed at the time of building permit application, as this canopy is not shown on the elevations forming part of the revised plans.

Conclusions: This complex application will ensure the retention of three Designated buildings, resolve the issues of parking and loading facilities for the Medical Arts building, increase the supply of walkway systems in the Annex and provide for new residential and commercial buildings that I consider to be acceptable within the context of the Annex Part II Plan objectives for the area. It involves the contentious issue of an intent to demolish a Designated building and provides for erection of a replica building as a compromise solution.

For the reasons outlined in Section 7 of this report, as summarized in Section 1, I am recommending that the Official Plan and Zoning By-law be amended to permit the proposal and that Heritage Easement Agreements and the appropriate development agreements be entered into.

Recommendations:

1. That the Land Use Committee request the City Solicitor to submit a draft by-law to give effect to the amendment to the Official Plan substantially as set out below:

   "11. Lands in the block bounded by Prince Arthur Avenue, Bloor Street West, St. George Street and Huron Street

   Notwithstanding the provisions of Part I of the Official Plan for the City of Toronto and Part II of the Official Plan for the Annex Planning District, Council may pass by-laws applicable to the lands known in the year 1983 as 262 Bloor Street West, 174, 176 and 178 St. George Street respectively and to the four parcels of land lettered A to D on the map designated "Official Plan - City of Toronto Amendment No. __" attached hereto to permit:

   1. the continued use for *commercial* uses of the existing building on the *lot* known as 262 Bloor Street West provided that:

      (a) the *commercial gross floor area* does not exceed the *commercial gross floor area* existing on the *lot* at the date of adoption of this Official Plan Amendment;

      (b) at least 50% of the *commercial gross floor area* contained on ground floor of the existing building continues to be used for *street-related retail and service uses*; and

(c) parking and loading facilities servicing the existing building are provided and maintained on the lands lettered Area A on the map attached to this amendment.

2. the continued use for *office* uses only of the existing buildings on the lots known as 174, 176 and 178 St. George Street respectively provided that:

(a) the *commercial gross floor area* of the building at 174 St. George Street does not exceed 770 square metres;

(b) the *commercial gross floor area* of the building at 176 St. George Street does not exceed 756.5 square metres;

(c) the *commercial gross floor area* of the building at 178 St. George Street does not exceed 767.5 square metres;

(d) a pedestrian walkway is provided across the rear portion of the *lots* as shown on the map.

3. on Parcel A, a building containing *commercial* uses provided that:

(a) the *commercial gross floor area* of such building does not exceed 13,787 square metres; and

(b) at least 50% of the *commercial gross floor area* contained on the ground floor of the building and with direct access to Bloor Street West is used for *street-related retail and service uses.*

4. on Parcel B, a building containing *residential* uses provided that the number of dwelling units therein does not exceed 8.

5. on Parcel C, a building containing *residential* uses provided that:

(a) the number of dwelling units therein does not exceed 122; and
(b) not less than 2,000 square metres of landscaped open space is provided and maintained on Parcel C.

6. on Parcel D, a building containing *office* uses only provided that the *commercial gross floor area* does not exceed !310 square metres.

7. In passing by-laws to permit the erection of buildings on Parcels A, B, C and D, Council shall be satisfied as to the provision of pedestrian walkways as shown on the map.

2. That the City Solicitor be requested to submit a draft by-law, in consultation with the Commissioners of Buildings and Inspections and Planning and Development, to amend By-law No. 20623 as it affects the site at 262 Bloor Street West, 280 Bloor Street West, 465 and 475 Huron Street, 95 Prince Arthur Avenue, 174, 176 and 178 St. George Street, shown on Map 1, so as to:

(a) exempt the site from the provisions of Sections 2(89), 4(4)(h), 4(12)(c), 4(12)(e), 4(12)(m), 4(13), 4(14)(a), 12A(3)(iii) and 12A(4);

(b) exempt the *lot* at 262 Bloor Street West from the provisions of Section 4(11) of Zoning By-law No. 20623 and permit the continued use of the existing building for non-residential uses as permitted by the Zoning By-law, provided that the *non-residential gross floor area* contained therein does not exceed the total *gross floor area* existing on the *lot* at the date of adoption of the by-law;

(c) permit the continued use of the existing buildings on the *lots* known as 174, 176 and 178 St. George Street, provided that:

(i) the building at 174 St. George Street contains a *non-residential gross floor area* of not more than 770 square metres;

(ii) the building at 176 St. George Street contains a *non-residential gross floor area* of not more than 756.5 square metres;

(iii) the building at 178 St. George Street contains a *non-residential gross floor area* of not more than 767.5 square metres;

(iv) the buildings contain only office uses;

(v) a pedestrian walkway is provided across the westerly portions of the *lots* between the north *lot* line of 178 St. George Street and the south *lot* line of 174 St. George Street, having a minimum width of 5.0 meters and maintained to provide public access at all times; and

(vi) parking of motor vehicles is not permitted on those portions of the westerly portions of the *lots* required to be provided as a pedestrian walkway by subsection (v) above; or on any portions of the lots in front of the main front wall of the respective buildings;

(d) permit the erection and use of a building containing not more than 13,787 square metres of *non-residential gross floor area* and located on that portion of the site fronting on Bloor Street West provided that:

(i) no part of the building above grade extends beyond the area shown on Map No. 3 (ground floor plan) attached to this report;

(ii) the height of the building does not exceed 36.9 metres above grade;

(iii) not less than 216 parking spaces are provided and maintained on the assigned *lot* to serve the non-residential building plus the existing building at 262 Bloor Street West and the proposed non-residential building on St. George Street; and

(iv) at least 2 Type B (3.5 m x 11 m x 4 m vertical) and 2 Type C (3.5 m x 6 m x 3 m vertical) loading spaces are provided and maintained on the assigned *lot* to serve the non-residential building plus the existing building at 262 Bloor Street West and the proposed non-residential building on St. George Street.

(e) permit the erection and use of a building containing not more than 8 dwelling units and located on that portion of the site fronting on Huron Street, provided that:

(i) no part of the building above grade extends beyond the area shown on Map No. 3 (ground floor plan) attached to this report;

(ii) the height of the building does not exceed 13.7 metres above grade;

(iii) not less than 10 parking spaces are provided and maintained on the assigned *lot* of which not less than one parking space is designated and clearly identified by signs for visitors to the project; and

(iv) not less than 9 square metres of *personal recreation space* is provided for each dwelling unit within the building and not less than 150 square metres of *shared recreation space* is provided on the assigned *lot.*

(f) permit the erection and use of a building containing not more than 122 dwelling units and located on that portion of the site fronting on Prince Arthur Avenue, provided that:

(i) no part of the building above grade extends beyond the area shown on Map No. 3 (ground floor plan) attached to this report;

(ii) the height of the building does not exceed 25.2 metres above grade;

(iii) not less than 9 square metres of *personal recreation space* is provided for each dwelling unit contained therein except for the 6 dwelling units to be located on the ground floor of the building fronting on Prince Arthur Avenue;

(iv) not less than 2000 square metres of *landscaped open space* is provided at grade on the assigned *lot*;

(v) not less than 103 parking spaces are provided and maintained on the assigned *lot* of which not less than 7 parking spaces are designated and clearly identified by signs for visitors to the project; and

(vi) at least one Type G loading space is provided and maintained on the assigned *lot*, such loading space being defined as having a length of at least 13 m, a width of at least 3.5 m, a vertical clearance of at least 6 m over at least the first 8 m of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 m over the balance of the loading space, with the floor of at least the first 2 m of the loading space measured from the end of it opposite to its entrance constructed of concrete and with a slope not exceeding 2%.

(g) permit the erection and use of a building containing not more than 1310 square metres of *non-residential gross floor area* and located on that portion of the site fronting on St. George Street provided that:

(i) the building is set back at grade a minimum of 7.3 metres from the easterly assigned *lot* line and a minimum of 6.5 metres from the westerly assigned *lot* line;

(ii) the height of the building does not exceed 16.6 metres above grade;

(iii) the building contains only office uses; and

(iv) no motor vehicle shall be parked on any portion of the assigned *lot* in front of the main front wall of the building or on the rear portion of the assigned *lot* required to be provided as a pedestrian walkway.

(h) require that the building fronting on St. George Street as provided for in paragraph (g) above, is erected prior to the issuance of building permits for the apartment houses on Prince Arthur Avenue and Huron Street, respectively, as provided for in paragraphs (e) and (f), respectively.

3. That the City Solicitor be requested to prepare a draft by-law to exempt the site from the provisions of By-law No. 236-83, the Central Area Parking and Loading By-law.

4. That the owners enter into a Heritage Easement Agreement with the City under Section 37 of the Ontario Heritage Act for the properties at 174, 176 and 178 St. Geroge Street, using substantially the form of easement agreement prepared in June 1980 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor and that authority be granted for the introduction of Bills in Council to give effect thereto.

5. That your Committee recommend that City Council approve the plans and drawings submitted with this application, namely:

- Drawing Nos. 2, 3, 4, 5, 6 and 7 dated June 25, 1982, revised February 16, 1983, April 20, 1983, and May 9, 1983; Drawings No. 8 and 9 dated December 17, 1982, revised February 16, 1983, April 20, 1983 and May 5, 1983; Drawing No. 10 dated December 17, 1982, revised February 16, 1983, April 20, 1983 and May 9, 1983; Drawing No. 11 dated June 25, 1982, revised February 16, 1983 and April 20, 1983; Drawing No. 12 dated April 20, 1983; Drawing No. 13 dated February 16, 1983, revised April 20, 1983 and May 9, 1983; Drawing No. 14 dated June 25, 1982, revised February 16, 1983, April 20, 1983 and May 9, 1983; Drawing No. 15 dated April 20, 1983; and Drawing No. 16 dated June 25, 1982, revised February 16, 1983 and May 9, 1983, all as prepared by Page & Steele Architects;

- Drawing Nos. 1, 1A, 2, 3, 4, 5 and 6 dated April 21, 1983 prepared by Lloyd Alter Architect; and

- Drawing Nos. L1 and L2 dated June 25, 1983 revised February 16, 1983 and April 19, 1983, prepared by Starr Landscape Group;

other than those portions of the landscaping or any other structures that are located within the rights-of-way of streets, all as on file with the Commissioner of Planning and Development and that as a condition of such approval, require the owner to enter into a Section 40 agreement requiring that:

(a) the proposed development including the landscaping of the site shall be undertaken and maintained substantially in accordance with the drawings referred to above;

(b) the owner shall provide and maintain north-south and east-west pedestrian walkways within the development, as shown on Drawing L1 referred to above and that such walkways shall be:

  (i) open to the public at all times;

  (ii) illuminated to a minimum average intensity of 10 lux on the walkway surface; and

  (iii) maintained clear of snow and ice at all times.

(c) the owner shall provide and maintain fencing and bollards or other similar barriers at the revised locations marked on Plan L1 as on file with the Commissioner of Planning and Development;

(d) the owner shall provide and maintain a garbage storage area having a capacity of not less than 0.67 cubic metres in size in the office component of each non-residential building and in each retail store established;

(e) the owner shall install and maintain a compactor unit in each garbage room provided in the 122-unit apartment house on Prince Arthur Avenue;

(f) the owner shall provide access to the loading spaces required to be provided on the site, by the by-law referred to in Recommendation No. 2 above, so that trucks can enter and exit the site in a forward motion and keep all driveways providing access thereto free and clear of all physical obstructions, including parked vehicles;

(g) the owner shall construct the loading space required to be provided on the site for the 122-unit apartment house on Prince Arthur Avenue by the by-law referred to in Recommdation No. 2 above, and all the driveways providing access thereto, to C.S.A. S6-1974: Design of Highway Bridges Specifications where they are to be supportive structures;

(h) at least two spaces of those spaces required to be provided in the non-residential parking garage by the by-law referred to in Recommendation No. 2 above shall be located as shown on Drawing No. 8 referred to above, with these spaces to be clearly designated for the exclusive use of disabled persons by means of the International Wheelchair Symbol and with access to the elevator core provided by means of a level area or a ramp not exceeding a slope of 5%;

(i) the owner shall individually designate, by means of clearly visible signs, at least seven of those parking spaces required to be provided in the residential parking garage for the apartment house on Prince Arthur Avenue by the by-law referred to in Recommendation No. 2 above, for the exclusive use of visitors to the building and shall locate these spaces on the upper level of the underground garage with access off the southernmost east-west access aisle;

(j) at least two of those parking spaces required to be provided in the residential parking garage for the apartment house on Prince Arthur Avenue by the by-law referred to in Recommedation No. 2 above shall be clearly designated for the exclusive use of disabled persons by means of the International Wheelchair Symbol and shall be located on the upper level adjacent to each elevator core, respectively, as marked as revisions of Drawing No. 8 referred to above and shall have access to the elevator core by means of a level area or a ramp not exceeding 5%;

(k) the owner shall designate, by means of a clearly visible sign, any one of those spaces required to be provided by the by-law referred to in Recommendation No. 2 above in the apartment house on Huron Street for the exclusive use of visitors to the building.

6. That the City Solicitor be authorized to prepare a collateral agreement between the City and the owner to give effect to the following:

   (a) the owner shall provide space within the development for the construction of transformer vaults, Hydro and Bell manholes and sewer manholes required in connection with the project; and

   (b) that the owner agree to provide at his own expense:

      (i) any improvements to the public sidewalk and including curb cuts on Huron Street and St. George Street so as to provide barrier-free access for disabled persons to pedestrian walkways on the site; and

      (ii) landscaping of public lands abutting the site, generally as shown on Drawing L1, dated June 25, 1982, revised February 16, 1983 and April 19, 1983, prepared by Starr Landscape Group.

7. That the applicant be required to submit a Noise Impact Statement in accordance with City Council's requirements prior to the introduction of Bills in Council.

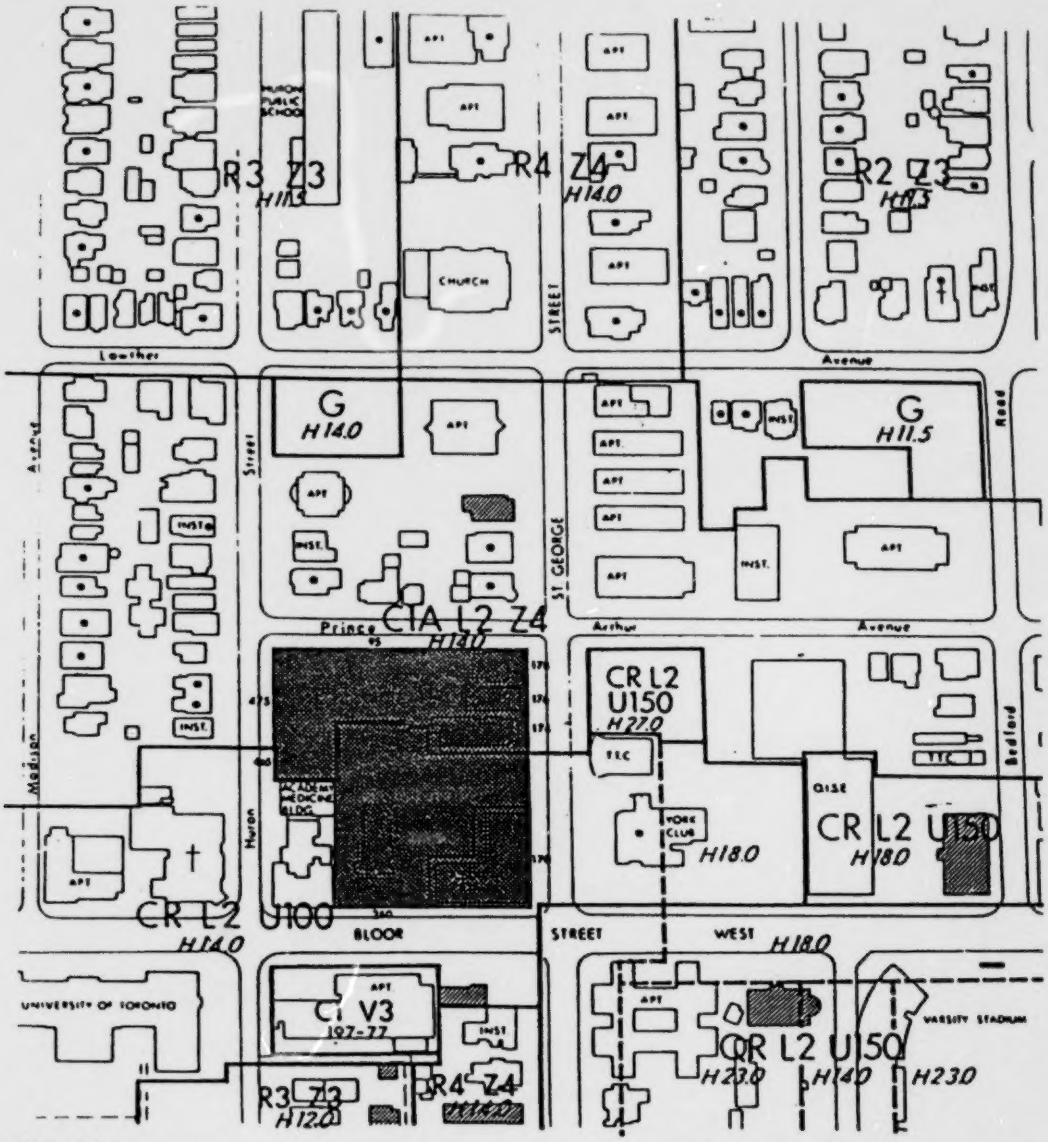
8. That the owner be requested to deposit, in the appropriate Land Registry Office, a Reference Description Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS, at least the lands to be attributed to each of the existing buildings to be retained on the site and to each of the new buildings.

9. That the applicant shall have applied to the Department of Public Works for revised municipal numbering prior to filing a formal application for a building permit.

10. That the owner be advised of the need to make application to the Commissioner of Public Works regarding improvements to and landscaping of lands within the rights-of-way of streets abutting the site.

11. That the applicant be advised of the comments of the Commissioner of Parks and Recreation respecting City-owned trees and the Commissioner of Buildings and Inspections respecting the Ontario Building Code.

12. That the applicant be advised of City Council's policy on Guidelines for a Barrier-Free Environment respecting design of the project in relation to accessibility for disabled persons.

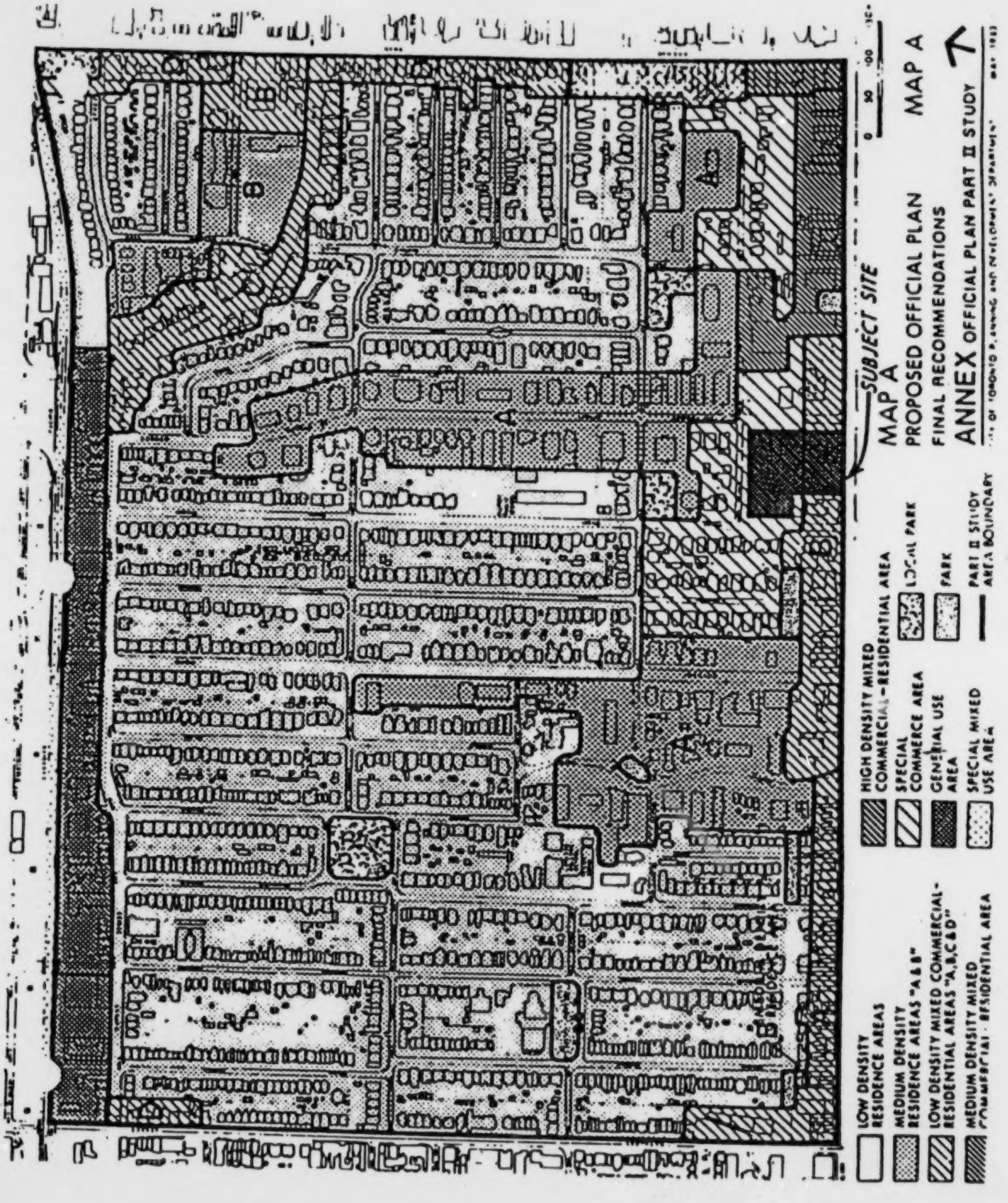

R3 Z3
H11.5
HURON PUBLIC SCHOOL
R4 Z4
H14.0
R2 Z3
H11.5
CHURCH
APT
STREET
Lowther
Avenue
G
H14.0
G
H11.5
Road
Avenue
Street
INST.
ST. GEORGE
Prince
CTA L2 Z4
H14.0
Arthur
Avenue
CR L2
U150
H27.0
TTC
ACADEMY MEDICINE BLDG.
YORK CLUB
H18.0
OISE
CR L2 U150
H18.0
Bedford
Madison
Huron
CR L2 U100
H14.0
BLOOR
STREET
WEST
H18.0
UNIVERSITY OF TORONTO
C1 V3
197-77
R3 Z3
H12.0
R4 Z4
H14.0
VARSITY STADIUM
CR L2 U150
H23.0
H14.0
H23.0

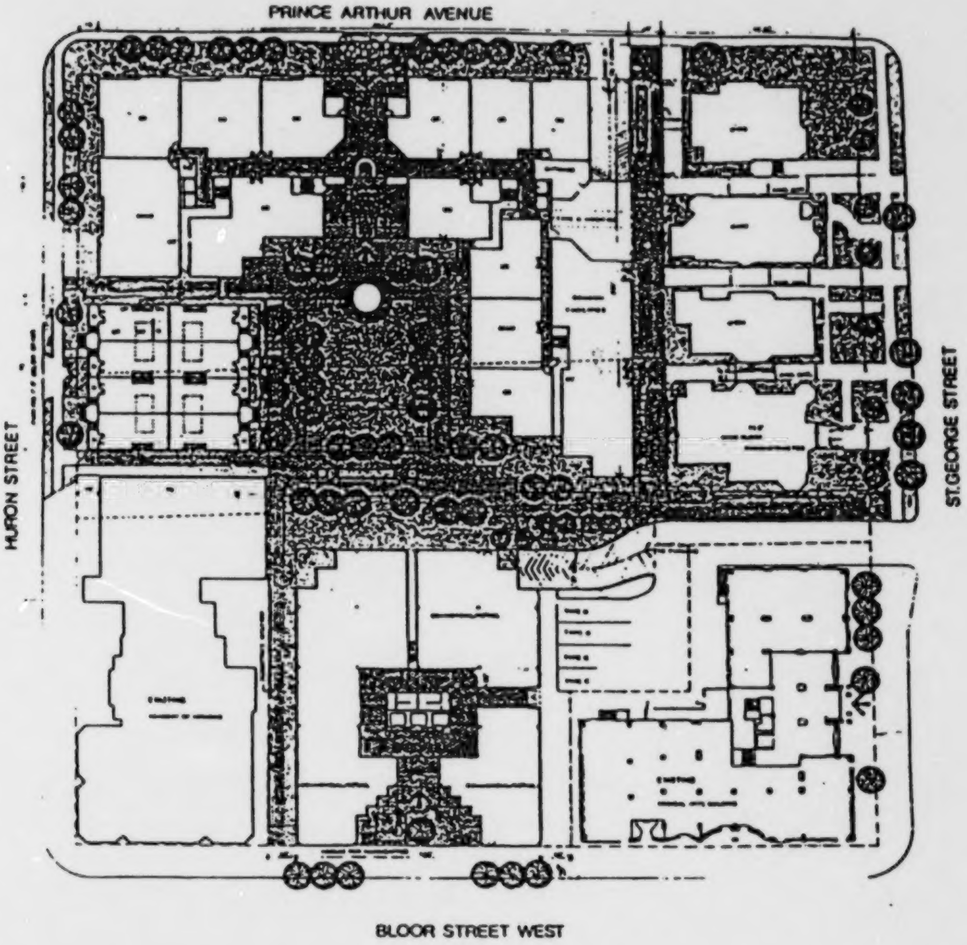
PLANNING DISTRICT : ANNEX
ZONING MAP SHEET : 303-312
WARD : 5
O.P. DESIGNATION : LOW DENSITY MIXED COMMERCIAL / RESIDENTIAL AREA

☐ RESIDENTIAL
▨ COMMERCIAL
■ SITE
[•] BUILDINGS LISTED BY THE TORONTO HISTORICAL BOARD

MEDICAL ARTS SITE
PRESENT ZONING AND LAND USE 1
APPLICATION No. 1581
ASSIGNMENT No. 654 / 11581
DRAWN BY: BN
SCALE: 1:2400
MAY, 1983
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION

GJ
AT

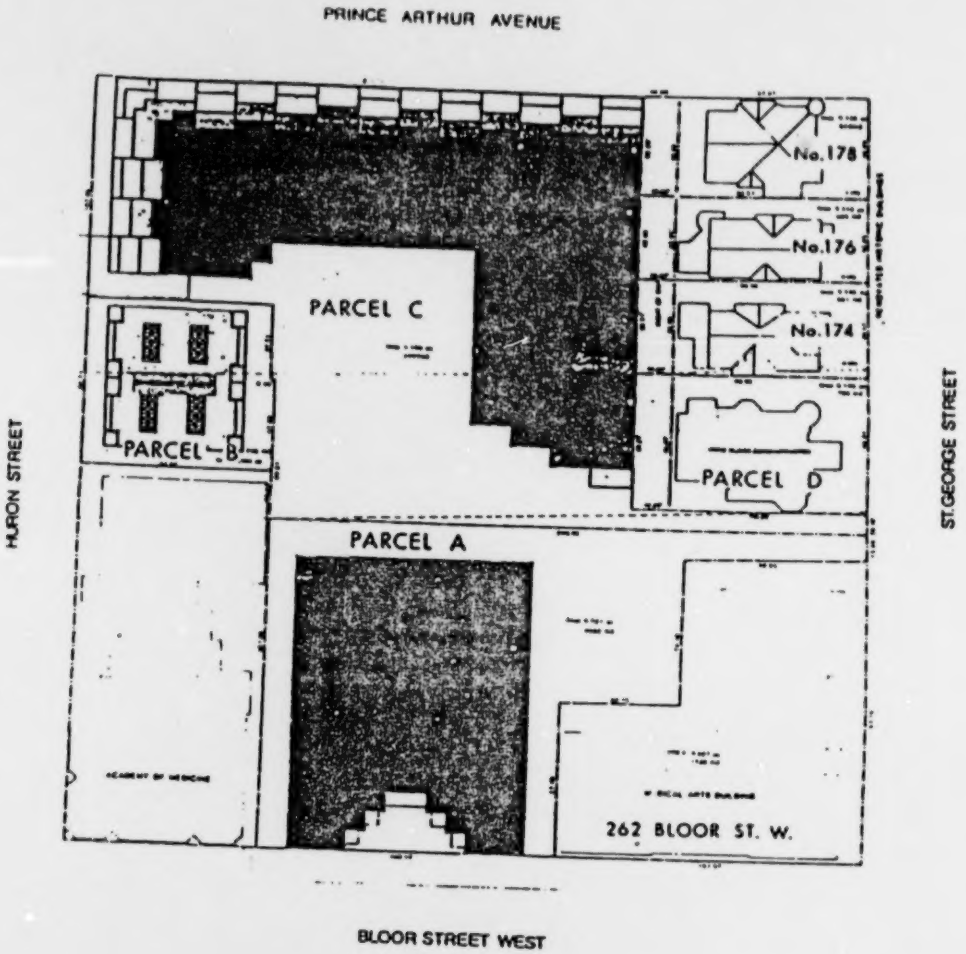

SUBJECT SITE
MAP A
PROPOSED OFFICIAL PLAN
FINAL RECOMMENDATIONS
ANNEX OFFICIAL PLAN PART II STUDY
MAP A
0 50 100 150
LOW DENSITY RESIDENCE AREAS
MEDIUM DENSITY RESIDENCE AREAS "A & B"
LOW DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS "A,B,C & D"
MEDIUM DENSITY MIXED COMMERCIAL-RESIDENTIAL AREA
HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREA
SPECIAL COMMERCE AREA
GENERAL USE AREA
SPECIAL MIXED USE AREA
LOCAL PARK
PARK
PART II STUDY AREA BOUNDARY
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
MAY 1983


PRINCE ARTHUR AVENUE
HURON STREET
ST.GEORGE STREET
BLOOR STREET WEST

3

GROUND FLOOR PLAN
APPLICANT'S PROPOSAL

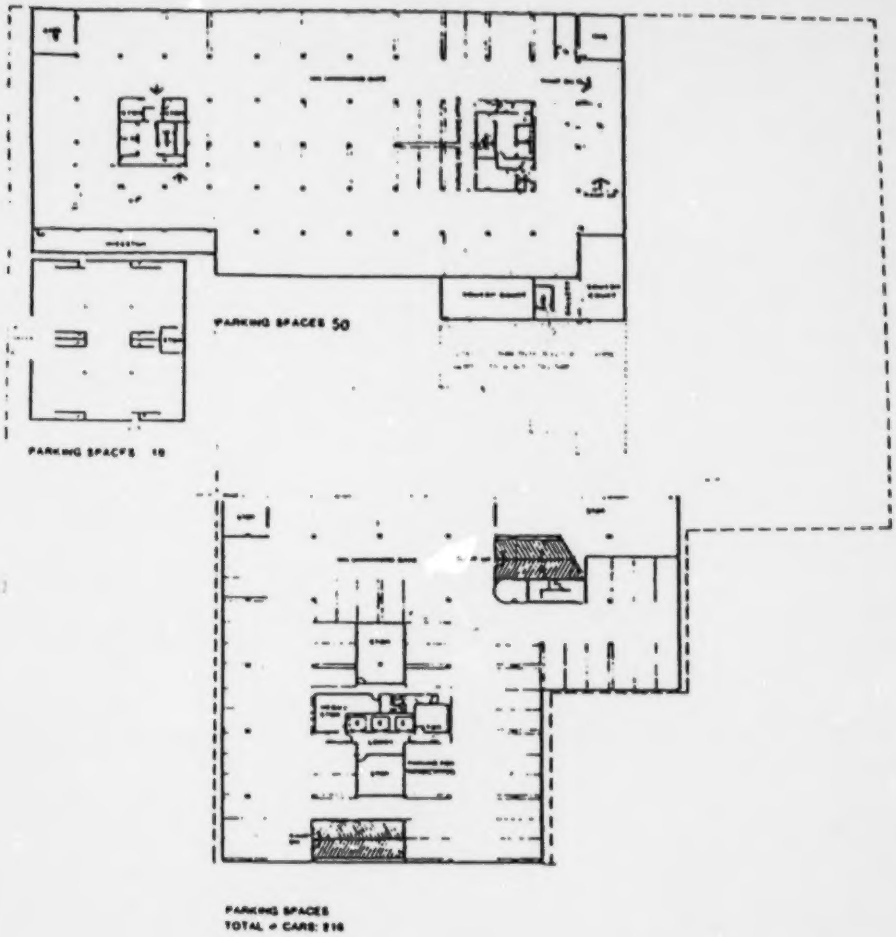
APPLICATION No 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983


PRINCE ARTHUR AVENUE
No.178
No.176
No.174
PARCEL C
PARCEL B
PARCEL D
HURON STREET
ST.GEORGE STREET
PARCEL A
262 BLOOR ST. W.
BLOOR STREET WEST

4

LOT PLAN
APPLICANT'S PROPOSAL

APPLICATION No 1581 (REV.D) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983


PARKING SPACES 50
PARKING SPACES 10
PARKING SPACES
TOTAL # CARS: 216

5

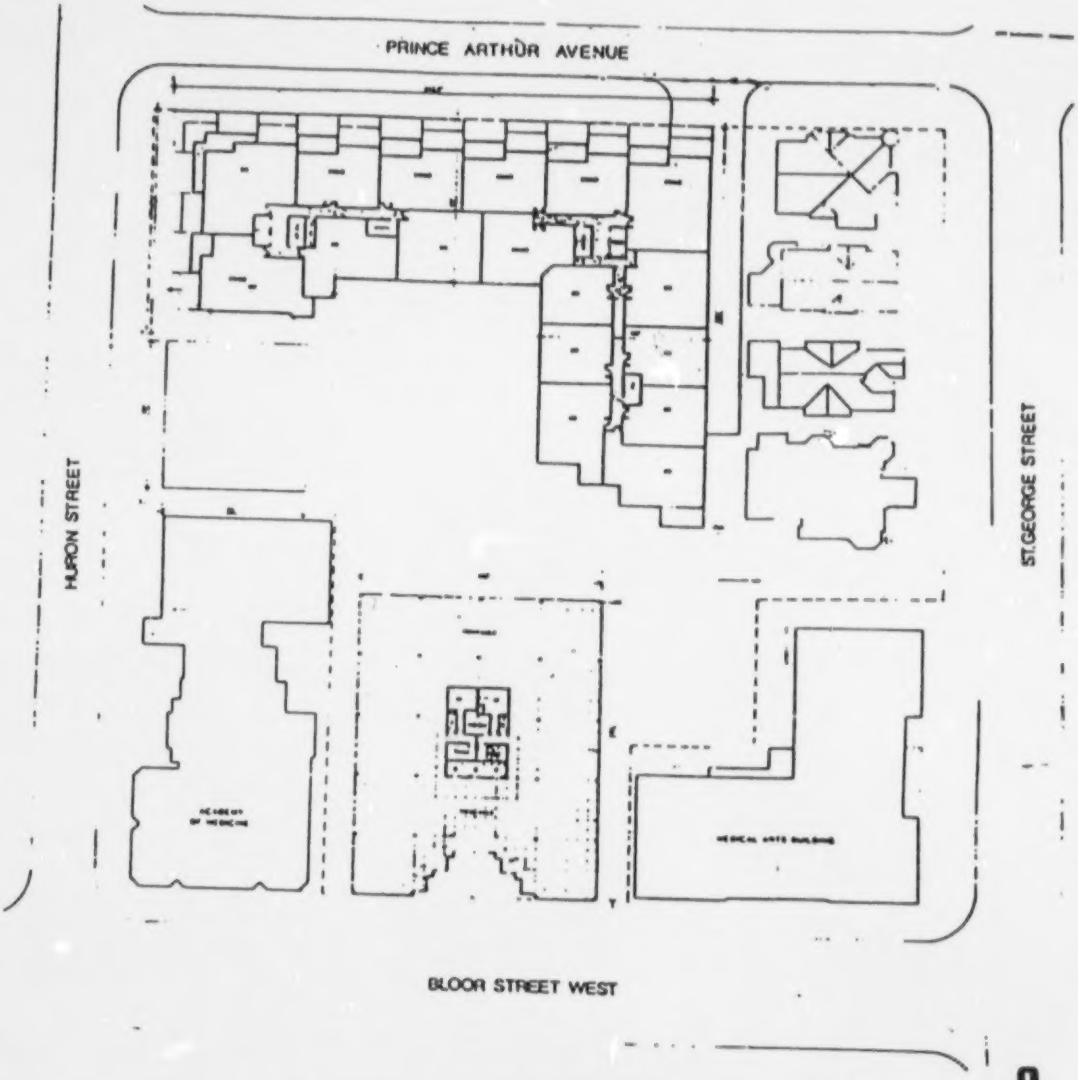
PARKING LEVEL 1

APPLICANT'S PROPOSAL

APPLICATION No 1581 (REV.D.) DRAWN BY:

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING

COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983


PRINCE ARTHUR AVENUE
HURON STREET
ST.GEORGE STREET
BLOOR STREET WEST
ACADEMY OF MEDICINE
MEDICAL ARTS BUILDING

6

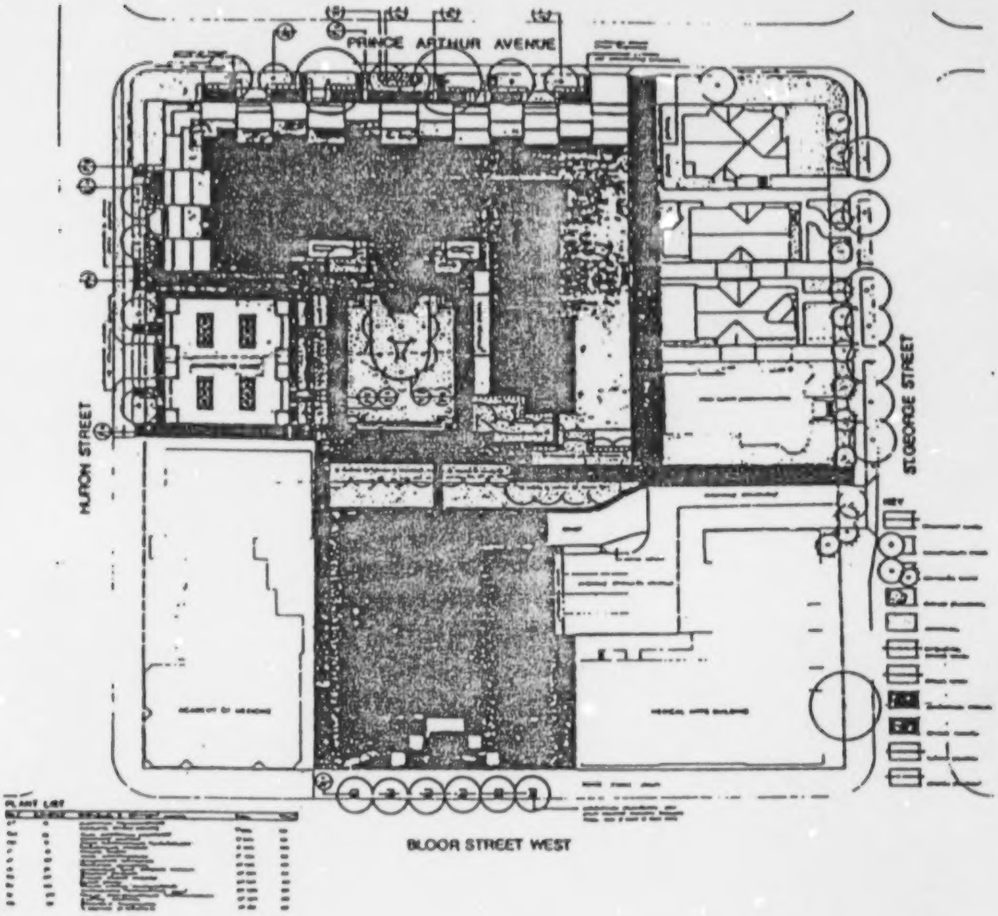
SIXTH FLOOR PLAN

APPLICANT'S PROPOSAL

APPLICATION No. 1581 (REV.D.) DRAWN BY:

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING

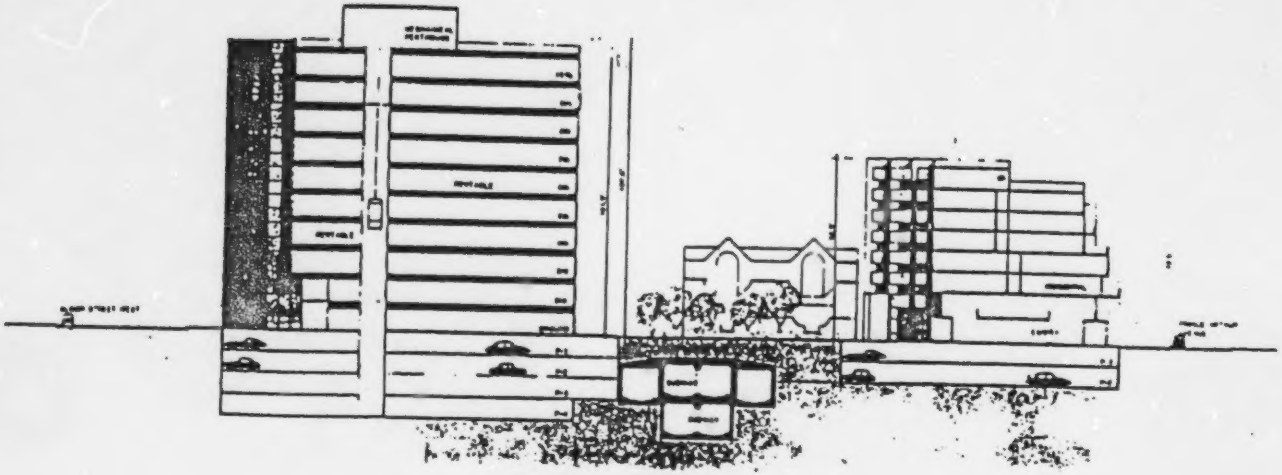
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983


PRINCE ARTHUR AVENUE
HURON STREET
ST.GEORGE STREET
BLOOR STREET WEST
PLANT LIST
KEY

7

LANDSCAPE PLAN
APPLICANT'S PROPOSAL

APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983

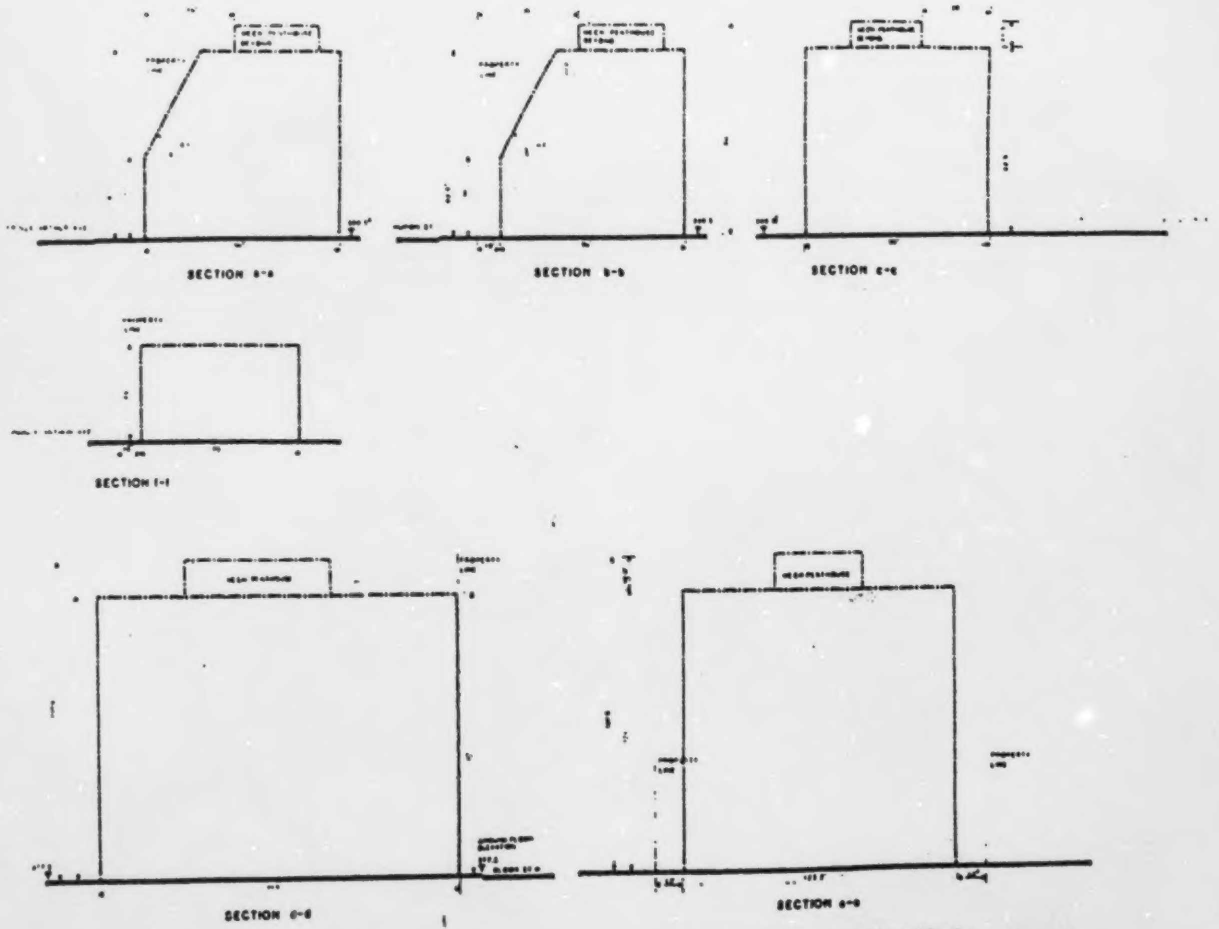


NORTH - SOUTH SECTION

APPLICANT'S PROPOSAL

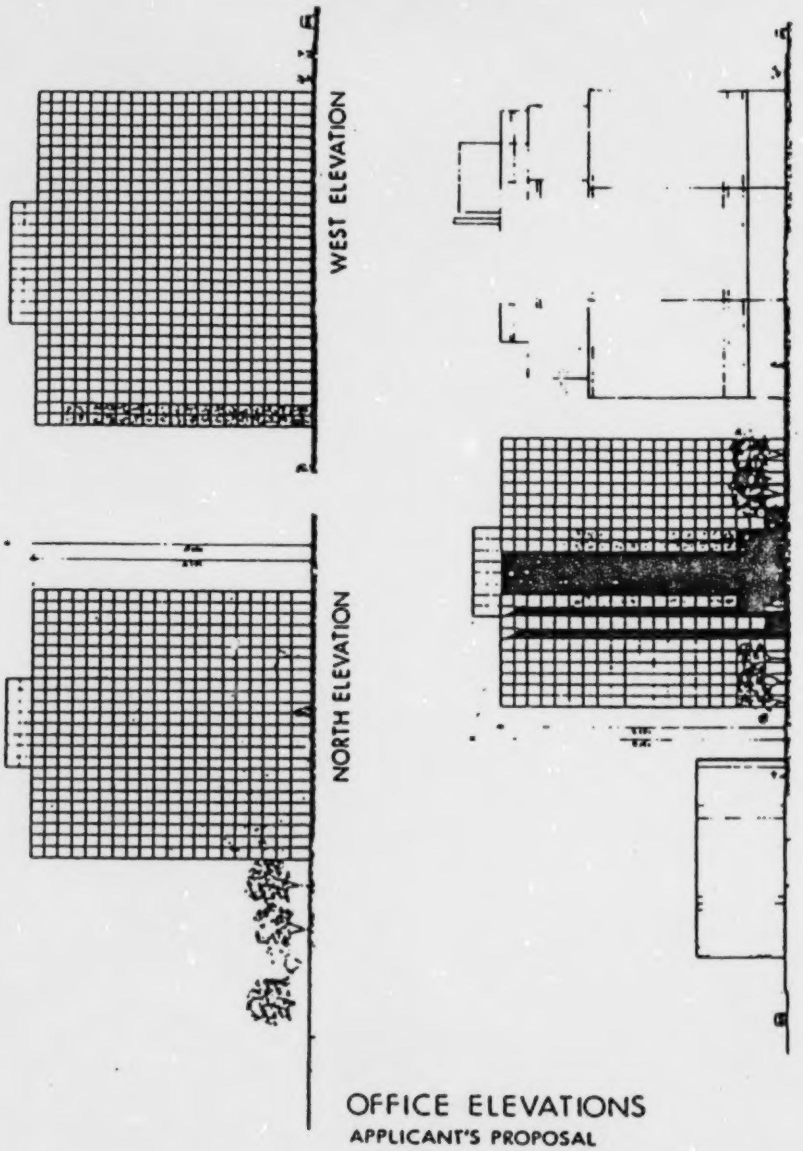
APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983

8


SECTION A-A
SECTION B-B
SECTION C-C
SECTION I-I
SECTION D-D
SECTION E-E

BUILDING ENVELOPE DIAGRAMS

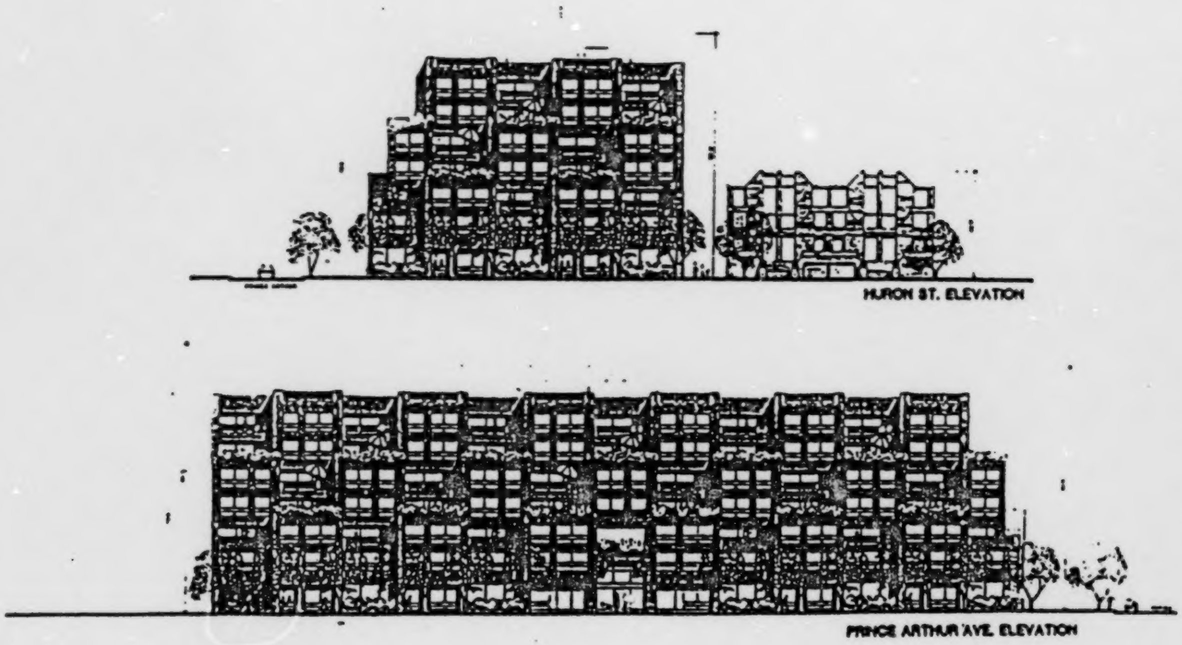
APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983


WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION

10

OFFICE ELEVATIONS
APPLICANT'S PROPOSAL

APPLICATION No 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
[illegible] MAY 1983



HURON ST. ELEVATION

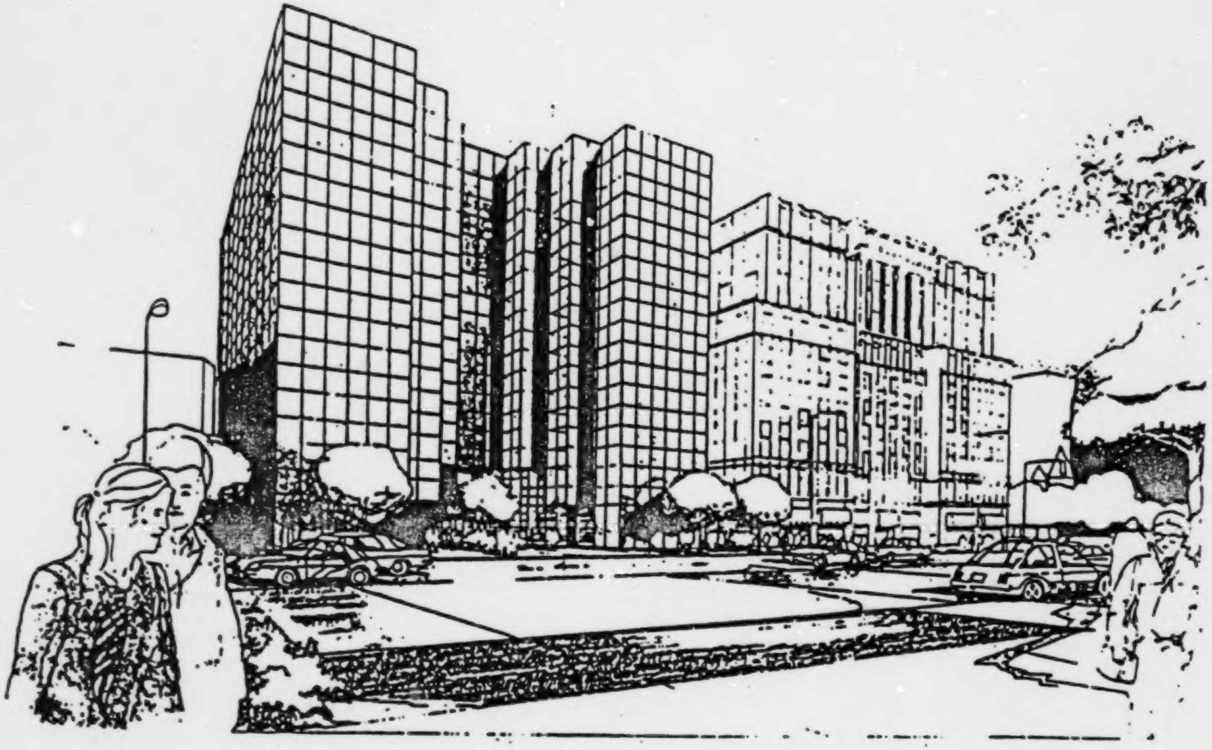
PRINCE ARTHUR AVE. ELEVATION

RESIDENTIAL ELEVATIONS

APPLICANT'S PROPOSAL

APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983

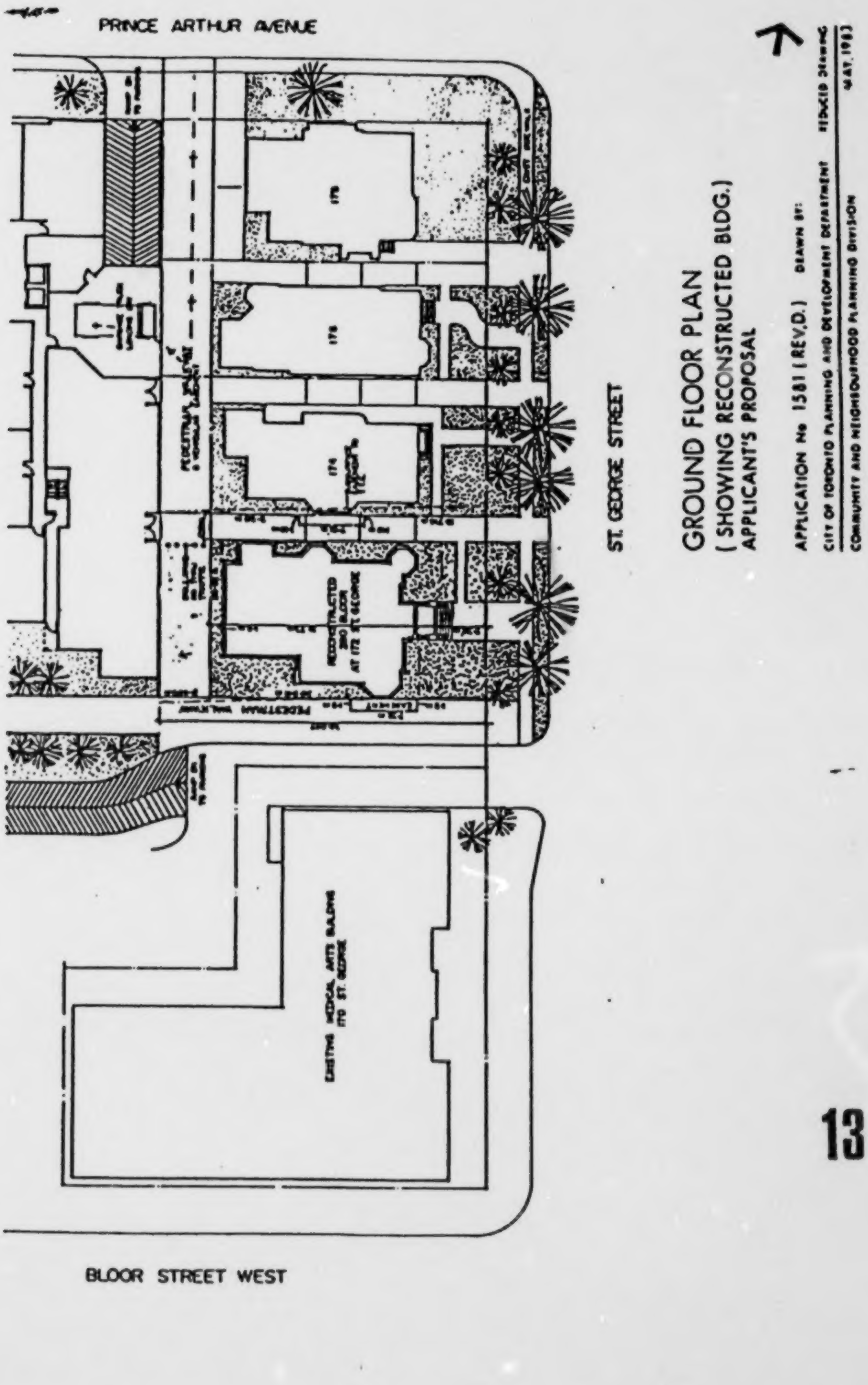
11



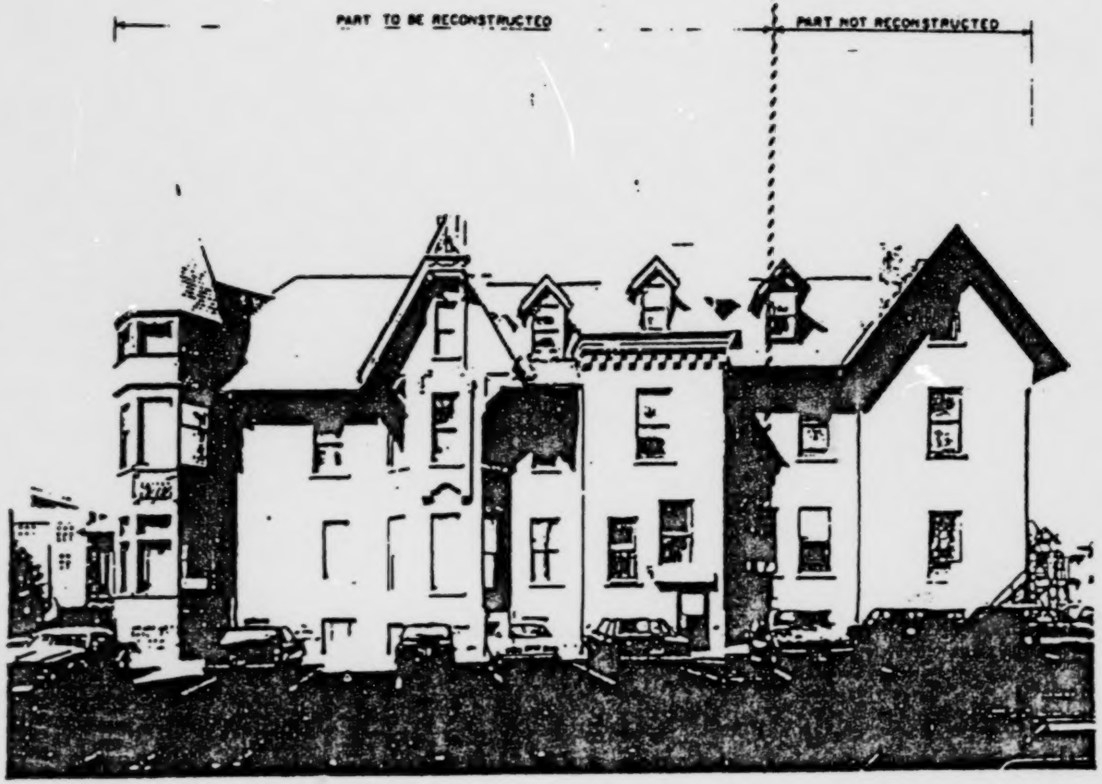
PERSPECTIVE VIEW (BLOOR ST. W.)
APPLICANT'S PROPOSAL

APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983

12


PRINCE ARTHUR AVENUE
ST. GEORGE STREET
BLOOR STREET WEST
178
176
174
RECONSTRUCTED 2ND FLOOR AT 172 ST. GEORGE
PEDESTRIAN WALKWAY
EXISTING MEDICAL ARTS BUILDING 170 ST. GEORGE
GROUND FLOOR PLAN
(SHOWING RECONSTRUCTED BLDG.)
APPLICANT'S PROPOSAL
APPLICATION No 1581 (REV.D.)
DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION
REDUCED DRAWING
MAY, 1983

13

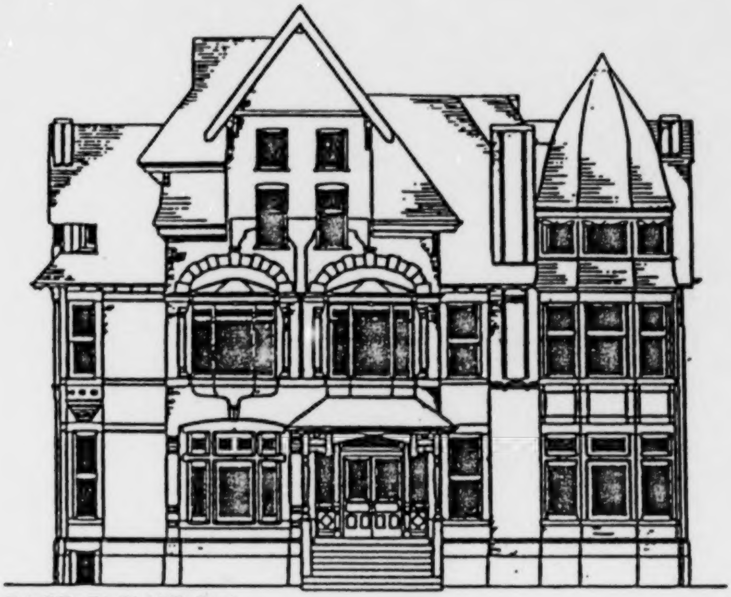

PART TO BE RECONSTRUCTED
PART NOT RECONSTRUCTED

PORTION OF JAMES CROWTHER HOUSE TO BE CONSTRUCTED AS A REPLICA

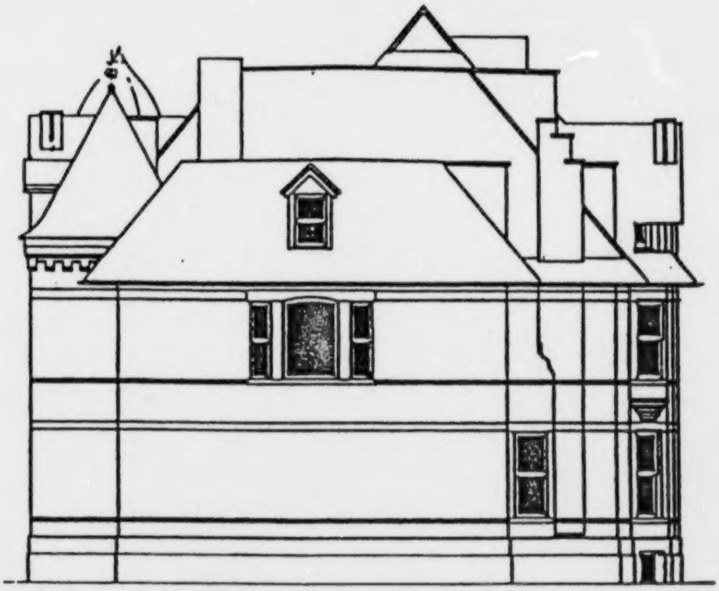
14

APPLICANT'S PROPOSAL

APPLICATION No 1581 (REV.D) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY 1983



EAST ELEVATION



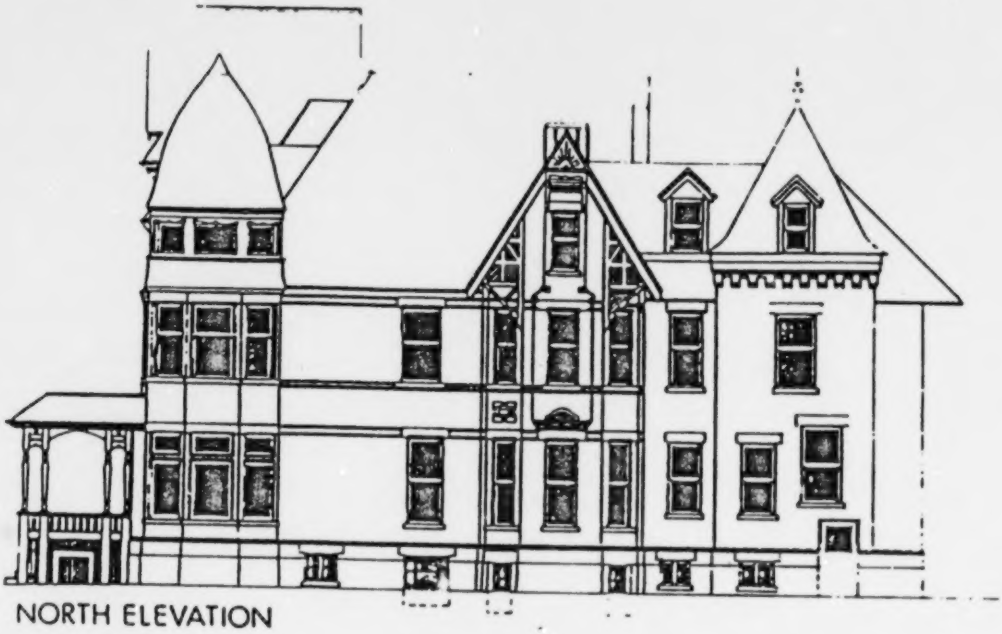
15

WEST ELEVATION

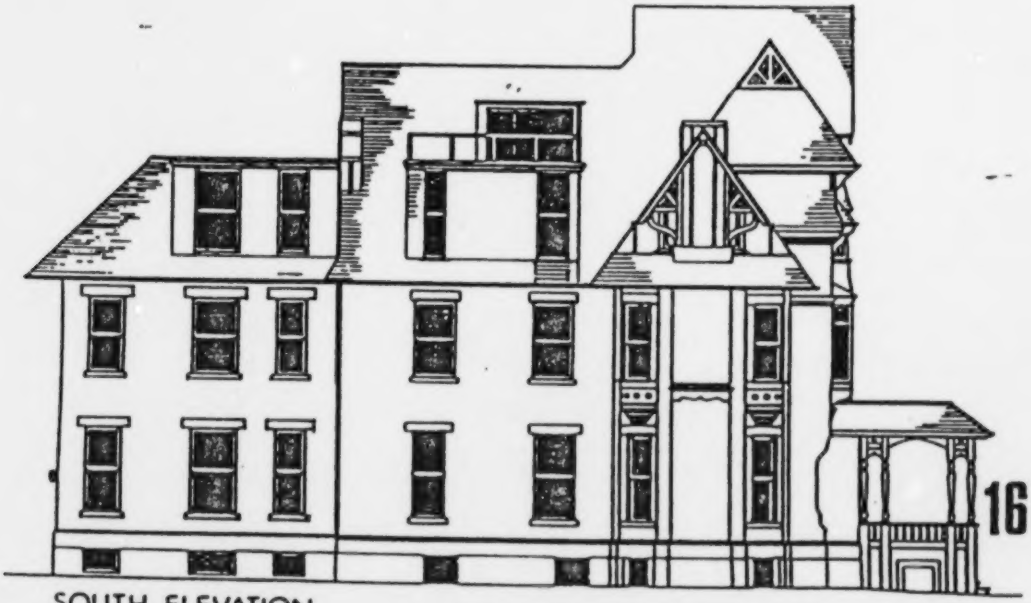
APPLICATION No 1581 (REV.D) DRAWN BY:

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING

COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983



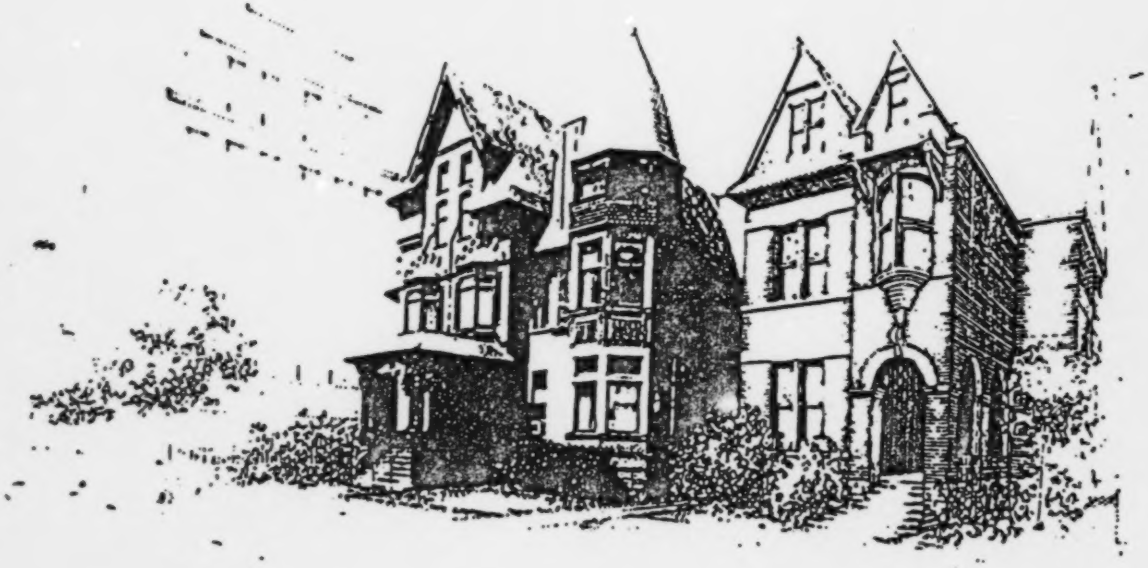
NORTH ELEVATION



16

SOUTH ELEVATION

APPLICATION No 1581 (REV.D) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
[illegible]



PERSPECTIVE VIEW (ST. GEORGE STREET)
APPLICANT'S PROPOSAL

APPLICATION No. 1581 (REV.D.) DRAWN BY:
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT REDUCED DRAWING
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION MAY, 1983

17

Appendix A

Comments received from Civic Officials

A.1 Commissioner of Buildings and Inspections

1.1 Correspondence dated May 25, 1983

"Zoning

Proposed Use:

Apartment house containing 122 dwelling units with underground parking, 4 office buildings, retail and office building with underground parking, apartment house containing 8 dwelling units with underground parking.

Designation:

Existing: C1A L2 Z4 and CR L2 U100

Proposed: CR L2 U200 and CR L1.5 U100 (Annex Official Plan Part II Study Final Recommendations).

This examination is based on the proposed zoning.

Other Restrictive By-laws: 615-79 (Site Plan Control Area).

Plans dated June 25, 1982 as designed and revised May 9, 1983 by Page & Steele Associates.

Submitted data and information indicate that the proposal does not comply with the Zoning By-law in the following way:

1. The existing 10 storey Medical Arts Building located at 262 Bloor Street West, as severed, contravenes the provisions of Section 4(11) in as much as the non-residential gross floor area exceeds the maximum allowed of 2.0 times of the area of the lot as so reduced.
2. Parking at the rate of one parking space for each 93 m2 of rentable office space will have to be secured in perpetuity or for the lifetime of the 10 storey Medical Arts Building at 262 Bloor Street West (S.4(13)).
3. The maximum allowed number of dwelling units in the proposed apartment house located on Prince Arthur Avenue is exceeded by approximately 75 dwelling units (S.4(12)(e)).
4. The length of the proposed apartment house on Prince Arthur Avenue will be more than 17.0 metres from the minimum front lot line setback (S.4(4)(h)).
5. The proposed apartment house on Prince Arthur Avenue exceeds the maximum allowed height above "grade" of 11.6 metres (S.4(12)(m)).
6. One "loading space - type G" has not been provided in conjunction with the proposed apartment house on Prince Arthur Avenue (S.14(14a)).
7. The proposed "ramp" in the apartment house on Prince Arthur Avenue must have a slope of not more than 2 percent within a distance of 6.00 metres from the street line (S.4(6)).
8. Main windows of the living area of dwelling units at the east elevation of apartment house at Prince Arthur Avenue would appear to be located less than 7.50 metres to the walls of adjoining office buildings on St. George Street (S.12A(3)(iii)).
9. A continous driveway which serves as an entrance to the front of the proposed apartment house on Prince Arthur Avenue has not been provided (S.4(14)(a)).

10. The maximum allowed number of dwelling units in the proposed apartment house located on Huron Street is exceeded by approximately 1 dwelling unit (S.4(12)(e)).

11. The proposed apartment house on Huron Street exceeds the maximum allowed height above "grade" of 11.6 metres (S.4(12)(m)).

12. The recreation space being provided for the apartment house on Huron Street is less than the minimum required by approximately 66 m2 (S.12A(4)).

13. The length of the proposed apartment house on Huron Street will be more than 17.0 metres from the minimum front lot line setback (S.4(4)(h)).

14. The proposed "ramp" in apartment house on Huron Street must have a slope of not more than 2 percent within a distance of 6.00 metres from the street line (S.4(6)).

15. The proposed retail store and office building with underground parking located at 280 Bloor Street West exceeds the maximum allowed non-residential gross floor area by approximately 7,944 m2 (S.4(12)(c)).

16. The proposed retail store and office building on Bloor Street West exceeds the maximum allowed height above "grade" of 18.0 metres (S.4(12)(m)).

17. The proposed retail store use at ground floor level in building located at 280 Bloor Street West requires two (2) "type B" loading spaces (S.4(14a)).

18. The aggregate gross maximum numbers of parking spaces allowed in respect of retail and office uses for the building located at 280 Bloor Street West are approximately 92 parking spaces for the morning, 98 parking spaces for the afternoon and 48 parking spaces for the evening periods (S.4(13a)).

19. The parking spaces provided in conjunction with the historical office buildings, are less than the amount required and contravene the parking station requirements (Re: steel guard rail fencing, fences, etc.) (S.2(89), S.4(13)).

Building Code

The issuance of the building permit(s) will be conditional upon the proposal's full compliance with all relevant provisions and requirements of the Ontario Building Code.

Other Comments

If the applicants do not own the fee in the land comprising the parcel(s) of land in this development, the owner(s) of each and every parcel will be required to be party or parties to the development agreement and the building permit(s).

The proposed development will require the approval of the Metropolitan Roads and Traffic Department and City Works Department.

The proposed development will require the approval of the Toronto Transit Commission.

The historical offices fronting on St. George Street will require the approval of the Toronto Historical Board."

1.2 Correspondence dated November 30, 1983

"A. Zoning

Proposed Use: Apartment house containing 122 dwelling units with underground parking, 4 office buildings, retail and office building with underground parking, apartment house containing 8 dwelling units with underground parking.

Designation:

Existing: C1A L2 Z4 and CR L2 U100

Proposed: CR L2 U200 and CR L1.5 U100 (Annex Official Plan Part II Study Final Recommendations).

This examination is based on the proposed zoning.

Other Restrictive By-laws: 615-79 (Site Plan Control Area).

Plans Dated: June 25, 1982 as designed and revised by Page & Steele Associates.

Proposal does not comply with Zoning By-law as outlined below.

1. Each building shall be assigned its own parcel of land (S.2(64)).
2. The existing 10 storey Medical Arts Building located at 262 Bloor Street West, as severed, contravenes the provisions of Section 4(11) in as much as the non-residential gross floor area exceeds the maximum allowed of 2.0 times of the area of the lot as so reduced.
3. Parking at the rate of one parking space for each 93 m2 of rentable office space will have to be secured in perpetuity or for the lifetime of the 10 storey Medical Arts Building at 262 Bloor Street West (S.4(13)).
4. Should the lot of the Academy of Medicine Building at 288 Bloor Street West be reduced, such reduction must be in compliance with the provisions of Section 4(11).
5. Should the reduction in 4 above result in the deletion of required parking, appropriate exemptions will be required. (S.4(13)).
6. The non-residential gross floor area in the north portion of the proposed development, plus the number obtained by multiplying 100 times the number of dwelling units, may be greater than 1.5 times the area of the lot (S.4(12)(f)).
7. The non-residential gross floor area in the south portion of the proposed development (9 storey retail and office building on 280 Bloor Street West) may exceed the maximum allowed of 2.0 times of the area of the lot (s. 4(12)(c)).
8. The length of the proposed apartment house on Prince Arthur Avenue will be more than 17.0 metres from the minimum front lot line setback (S. 4(4)(h)).
9. The proposed apartment house on Prince Arthur Avenue exceeds the maximum allowed height above "grade" of 11.6 metres (S. 4(12)(m).

11. The proposed apartment house on Huron Street exceeds the maximum allowed height above "grade" of11.6 metres (S. 4(12)(m)).
12. The proposed retail store and office building on Bloor Street West exceeds the maximum allowed height above "grade" of 18.0 metres (S.4(12)(m)).
13. Main windows of the living area of dwelling units at the east elevation of apartment house at Prince Arthur Avenue would appear to be located less than 7.50 metres to the walls of adjoining office buildings on St. George Street (S.12A(3)(iii)).
14. Parking spaces being provided in conjunction with the apartment house on Prince Arthur Avenue are less than the minimum required (S.4(13)).
15. Circular driveway which serves as an entrance to the front of the proposed apartment house on Prince Arthur Avenue has not been provided (S. 4(14)(a)).

15. Parking spaces being provided in conjunction with office building on Bloor Street West are less than the minimum required (S. 4(13)).

17. One "Type A", one "Type B" and two "Type C" loading spaces have not been provided for the office building on Bloor Street West (S.4(14A)(a)).

18. One loading space has not been provided in conjunction with retail store on Bloor Street West (S.4(14)).

19. The parking spaces provided in conjunction with the historical office buildings, are less than the amount required and contravene the parking station requirements (Re: steel guard rail fencing, fences etc.) (S. 2(89)), (S. 4(13)).

B. Building Code

The issuance of the building permit(s) will be conditional upon the proposal's full compliance with all relevant provisions and requirements of the Ontario Building Code.

C. Other Comments

If the applicants do not own the fee in the land comprising the parcel(s) of land in this development, the owner(s) of each and every parcel will be required to be party or parties to the development agreement and the building permit(s).

The proposed development will require the approval of the Metropolitan Roads and Traffic Department and City Works Department.

The proposed Development will require the approval of the Toronto Transit Commission.

The historical offices fronting on St. George Street will require the approval of the Toronto Historical Board."

A.2 Commissioner of Public Works

2.1 Correspondence dated May 24, 1983

"I dealt with previous proposals for the above noted site, located in the block bounded by Bloor Street West, Huron Street, Prince Arthur Avenue and St. George Street, in my reports to you of October 18, 1982, January 11 and March 29, 1983.

The proposal has now been revised to, among other things:

1. Change the unit mix in the proposed 122-unit apartment building from 43 1-bedroom and 79 2-bedroom units to 116 2-bedroom and 6 3-bedroom units (Site Data, dated May 7, 1983). Having regard for the increased size of the units, Recommendation No. 5 in my report to you of October 18, 1982, should be amended to increase the number of parking spaces required for this building from 88 to 101, consisting of a minimum of 94 resident parking spaces and 7 visitor parking spaces.

2. Consolidate the garbage handling facilities for the 122-unit apartment building by having the compactor containers from the west garbage room, which has been relocated to Parking Level 1, moved to the east garbage room, which is located at grade, adjacent to the modified Type B loading space, for collection (letter dated May 19, 1983, from Page and Steeles, Architects, and drawing dated May 5, 1983, copies attached). This is satisfactory to me. Accordingly, Recommendation No. 4 in my report to you of January 11, 1983 has been complied with and no longer applies.

3. Include trees, decorative paving stones and other landscaping within the St. George Street, Prince Arthur Avenue and Huron Street rights-of-way (Landscape Plans, dated February 16, 1983). It will be necessary for the applicant to submit a separate application to my Department in this regard.

With regard to the modified Type B loading space (Type G), I advise that, as a result of operational requirements, I have found it necessary to impose the minimum vertical clearance of 6 m over the first 8 m of the loading space rather than over the first 6 m. Recommendation No. 11 in my report to you of October 18, 1982 should be amended to reflect this change."

2.2 Correspondence dated March 29, 1983

"I dealt with previous proposals for the above noted site, located in the block bounded by Bloor Street West, Huron Street, Prince Arthur Avenue and St. George Street, in my reports to you of October 18, 1982, and January 11, 1983.

The plans for the project have now been revised under date of February 16, 1983, to show:

1. The access ramp to the underground garage serving the proposed 122-unit apartment building relocated from Huron Street to Prince Arthur Avenue; and

2. The proposed reconstruction of the existing building at premises No. 280 Bloor Street West on the St. George Street frontage of the site, instead of its demolition.

I have no additional requirements of the applicant as a result of these revisions. The comments and recommendations in my report to you of January 11, 1983, still apply."

2.3 Correspondence dated January 11, 1983

"The previous plans for the project were the subject of my report to you of October 18, 1982. Revisions to the proposal include:

1. Demolition instead of relocation/reconstruction of the building at No. 280 Bloor Street West;

2. An increase in the size of the proposed commercial parking garage, as shown on the plans, from 112 parking spaces to 216 parking spaces;

3. Provision of east-west connecting aisles within the commercial underground garage immediately north of the ramps at the south end of the garage;

4. Provision of a second Type B loading bay in the loading area located between the Medical Arts Building and the proposed office building; and

5. Redesign of the garbage loading facilities off Prince Arthur Avenue to permit my garbage trucks to turn around on the site.

The above-noted revision Nos. 3, 4 and 5 comply with Recommendation Nos. 10, 12 and 13 of my October 18, 1982 report and are satisfactory.

In my October 18, 1982, report, I recommended that the applicant be required to provide and maintain a minimum of 303 parking spaces to serve the proposed commercial building and the Medical Arts Building if the Medical Arts Building continues to be used for medical/dental offices. The applicant has now increased the number of parking spaces in the commercial parking garage, as noted above, by the addition of two floors of parking in the underground garage, for a total of 4 parking levels. The architects for the applicant state that this is the practical maximum number of cars that could be provided on the commercial portion of the site given the presence of the Bloor/Danforth Subway line across the site and structural considerations respecting the abutting Medical Arts Building and the Academy of Medicine. Given the above, the uncertainty respecting the future use of the Medical Arts Building as a medical/dental and/or general office building and the fact that the amount of parking now proposed is more than 70% of the minimum parking required to serve both buildings, if the Medical Arts Building continues as a medical/dental office building, the provision of 216 parking spaces to serve the Medical Arts Building and the proposed commercial building is acceptable to me.

In Recommendation No. 12 of my October 18, 1982 report, I inadvertently recommended the provision of 3 instead of 2 Type C loading spaces to serve the commercial building. I have corrected this in restating the Recommendation, below.

The applicant has not amended the plans for the project in respect of the proposed modified Type B loading space on the Huron Street frontage of the site, pursuant to my comments in this regard in my October 18, 1982 report. Because use of this space for garbage loading would involve my garbage trucks backing out onto Huron Street, I am most concerned that this facility is not safe enough for such use and, accordingly, my previous comments still apply.

Recommendations: I recommend that the applicant be required to:

1. Comply with Recommendation Nos. 1 to 8, inclusive, 11, 13, 14, 16 and 17 of my October 18, 1982 report;

2. Provide and maintain a minimum of 216 parking spaces to serve the commercial building proposed on the Bloor Street West frontage of the site and the Medical Arts Building;

3. Provide and maintain 2 Type B (3.5 m x 11 m x 4 m vertical) and 2 Type C (3.5 m x 6 m x 3 m vertical) loading spaces on the site to serve the proposed commercial building on the Bloor Street West frontage of the site and the Medical Arts Building; and

4. Submit revised drawings showing consolidation of the garbage handling and loading facilities for the proposed 122-unit apartment building or, in the alternative, showing appropriate turnaround facilities for the garbage loading space on the Huron Street frontage of the site."

2.4 Correspondence dated October 18, 1982

"The site consists of most of the lands in the block bounded by Bloor Street West, Huron Street, Prince Arthur Avenue and St. George Street. The proposal involves:

1. Retention of the Medical Arts Building at premises No. 262 Bloor Street West, as well as three designated historic buildings at premises Nos. 174, 176 and 178 St. George Street;

2. Relocation or reconstruction of the existing building at premises No. 280 Bloor Street West to the south of the historic buildings on St. George Street;

3. Construction of a 13 787 square metre commercial building on the Bloor Street West frontage of the site;

4. Construction of a 122-unit condominium apartment building on the Prince Arthur Avenue frontage of the site;

5. Construction of an 8-unit apartment building on the Huron Street frontage of the site; and

6. Provision of a total of 275 parking spaces on the site.

Refuse Handling, Storage and Disposal

The 122-unit apartment building must be serviced by the compactor container method of garbage handling and disposal. This will require the installation and maintenance of a compactor unit in each garbage room provided. The two garbage rooms are satisfactory as proposed, subject to my comments below regarding access to the modified Type B loading space at the west end of the building.

The proposed designation of part of the 4.8 m wide driveway, extending southerly from Prince Arthur Avenue, thence easterly to St. George Street, as a modified Type B loading space, required for this type of garbage collection service, will be satisfactory provided the loading space and driveway are constructed in accordance with Recommendation Nos. 11, 13 and 14, below.

The second modified Type B loading space proposed at the west end of the building is not satisfactory since it would be necessary for garbage trucks using this space to back out onto Huron Street. The applicant should be required to provide sufficient space on the site for trucks using this space to turn around on-site or, in the alternative, to amalgamate the garbage handling and storage facilities at a suitable location so that the entire building can be serviced from a single garbage room with access thereto meeting my requirements.

The 8-unit apartment building and the commercial component of the project will receive regular curbside garbage collection service in accordance with the provisions of By-law No. 20298. The applicant should be required to provide and maintain areas for the storage of commercial garbage in accordance with Recommendation No. 4, below.

Streets, Parking and Access

The site abuts Bloor Street West and St. George Street which are under the jurisdiction of the Metropolitan Corporation and Huron Street and Prince Arthur Avenue which are under the City's jurisdiction.

Prince Arthur Avenue has a 7.3 m wide pavement on a 20.1 m wide right-of-way and operates in a one-way eastbound direction. In order to facilitate access to abutting properties in this block, the pavement should be widened to 8.5 m and the street reverted to two-way traffic operation. The dimensional improvement of Prince Arthur Avenue will be done on a priority basis as part of my Pavement and Sidewalk Reconstruction Programme.

There is a discrepancy between the number of proposed parking spaces indicated on the application and the number actually shown on the drawings. My following comments are based on the latter.

The provision of 145 parking spaces to serve the 122-unit apartment building and 10 parking spaces to serve the 8-unit apartment building is in accordance with or exceeds the parking requirements of the buildings on the basis of the parking standards and policies adopted by City Council on October 1, 1980 for Central Area projects.

The applicant should be required to designate visitor parking spaces in the residential garages in accordance with Recommendation Nos. 5, 6, 7 and 8, below.

Assuming the continued use of the Medical Arts Building for medical/dental offices, the provision of 112 parking spaces to serve this building and the commercial building proposed on the Bloor Street West frontage of the site, including their retail components, is inadequate. On the basis of the above-noted standards, the applicant should be required to provide and maintain at least 303 parking spaces to serve these two buildings.

I understand, however, that the Medical Arts Building may be converted to general office use. In this event, the proposed parking supply would be satisfactory.

The provision of 8 parking spaces to serve the four buildings to be retained on the St. George Street frontage of the site is satisfactory.

The proposed layout of the parking spaces in the two residential garages is satisfactory. The proposed layout of the parking spaces in the commercial garage is satisfactory with the exception of the dead end aisles at the south end of the garage which should be eliminated by the provision of a connecting aisle to the north of the access ramp at the south end of the garage.

The provision of 1 Type B and 3 Type C loading spaces on the site to serve the proposed commercial building on the Bloor Street West frontage of the site and the Medical Arts Building is inadequate. On the basis of the loading standards and policies adopted by City Council on October 1, 1980, the applicant should be required to provide and maintain a minimum of 2 Type B and 2 Type C loading spaces to serve these two buildings. Sufficient space should be provided for all trucks to turn around on-site. In this regard, revisions to the proposed design of the loading area will be required in order to provide the additional Type B loading space, as well as sufficient manoeuvring room. Minimum inside and outside turning radii of 9.7 m and 13.7 m, respectively, must be provided for trucks using the Type B loading spaces.

Recommendations: I recommend that the applicant be required to:

1. Provide space within the development for the construction of transformer vaults, Hydro and Bell manholes and sewer manholes required in connection with the development;

2. Submit a Noise Impact Statement in accordance with City Council's requirements prior to the introduction of a bill in Council;

3. Install and maintain a compactor unit in each garbage room provided in the 122-unit apartment building;

4. Provide and maintain a garbage storage area at least 0.67 cubic metres in size in the office component of each building and in each retail store established;

5. Provide and maintain a minimum of 88 parking spaces to serve the proposed 122-unit apartment building consisting of a minimum of 81 resident parking spaces and 7 visitor parking spaces;

6. Individually designate, by means of clearly visible signs, the visitor parking spaces required in Recommendation No. 5, above, for the exclusive use of visitors to the building and locate these spaces on the upper level of the underground garage with access off the southernmost east-west access aisle;

7. Provide and maintain a minimum of 10 parking spaces to serve the 8-unit apartment building consisting of a minimum of 9 resident parking spaces and 1 visitor parking space;

8. Designate, by means of a clearly visible sign, any of the 10 parking spaces as the visitor parking space required in Recommendation No. 7, above;

9. Provide and maintain a minimum of 303 parking spaces to serve the commercial building proposed on the Bloor Street West frontage of the site and the Medical Arts Building if the Medical Arts Building continues to be used for medical/dental offices or 67 parking spaces if the Medical Arts Building is converted to general office use;

10. Provide and maintain east-west connecting aisles on both levels of the commercial underground garage immediately north of the access ramp at the south end of the garage;

11. Provide and maintain at least one modified Type B loading space on the site to serve the 122-unit apartment building, such loading space being defined as having a length of at least 13 m, a width of at least 3.5 m, a vertical clearance of at least 6 m over at least the first 6 m of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 m over the balance of the loading space, with the floor of at least the first 2 m of the loading space measured from the end of it opposite to its entrance constructed of concrete and with a slope not exceeding 2%;

12. Provide and maintain 2 Type B (3.5 m x 11 m x 4 m vertical) and 3 Type C (3.5 m 6 m x 3 m vertical) loading spaces on the site to serve the proposed commercial building on the Bloor Street West frontage of the site and the Medical Arts Buildings;

13. Provide access to the loading spaces required in Recommendation Nos. 11 and 12, above, so that trucks can enter and exit the site in a forward motion and keep all driveways providing access thereto free and clear of all physical obstructions, including parked vehicles;

14. Construct the loading space required in Recommendation No. 11, above, and all driveways providing access thereto, to C.S.A. S6-1974: Design of Highway Bridges Specifications where they are to be supported structures;

15. Submit revised drawings with respect to Recommendation Nos. 9, 10, 11, 12 and 13, above, for the review and approval of the Commissioner of Public Works;

16. Apply to my Department for revised municipal numbering prior to to filing a formal application for a building permit; and

17. Deposit, in the appropriate Land Registry Office, a Reference Description Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS, at least the lands to be attributed to each of the existing buildings to be retained on the site and to each of the new buildings."

A.3 Commissioner of Parks and Recreation

3.1 Correspondence dated May 4, 1983

"Re: Rezoning Application #1581 - Medical Arts Centre Ref. 654/11581

In reply to your letter of May 3rd, 1983, concerning the above, I advise the revised landscape plan L1 is satisfactory to my Department."

3.2 Correspondence dated March 15, 1983

"Re: Rezoning Application No. 1581

In reply to a communication from the Department of the City Clerk dated March 10, 1983 concerning the above, please be advised that I have no comments concerning these plans. I would refer you to my letter dated September 23, 1982 regarding the request for detailed landscape plans."

3.3 Correspondence dated September 23, 1983

"In reply to a communication from the Department of the City Clerk dated September 8, 1982 concerning the above, I advise this Department has no objection to this application as it appears that existing park and recreational facilities meet with the requirements of Part I of the City of Toronto Official Plan as amended.

There are five City-owned Maple trees on the Prince Arthur Avenue frontage. There are also twenty-one City-owned evergreen and deciduous trees on the St. George Street frontage. The requirements concerning City-owned trees are as follows:

- There must be no excavation within 2.4 m of the bases of the trees.
- It is desirable that only paving which allows for the penetration of air and water within 2.4 m of the bases of the trees be installed; 1.2 m is considered minimal unless exceptional circumstances dictate otherwise. Open or sand joints are acceptable when combined with such materials as granite setts, brick or tile pavers when laid on a sand base.
- There must be no pruning of the crowns of the trees. All requests for pruning must be submitted to the Forestry Section of the Parks Division. This Section must be notified at least 24 hours prior to any construction in the vicinity of the trees. The telephone number is 367-7281.

A detailed landscape plan is requested showing species, sizes and quantities of all landscape material."

A.4 Managing Director, Toronto Historical Board

Correspondence dated February 18, 1983

"1. Background:

At its September 7th, 1982, meeting, the Land Use Committee had before it the preliminary report (August 23rd, 1982) from the Commissioner of Planning on an Official Plan Amendment and Rezoning Application No. 1581 which recommended that the application be referred to the Toronto Historical Board and others for comments, such comments to be forwarded directly to the Commissioner of Planning and Development, and that the final report be submitted following receipt of the reports from civic officials and after the public meeting to be held by the Planning Board. The Committee decided to adopted these recommendations.

2. Discussion:

This site, located in the block bounded by Prince Arthur Avenue, St. George Street, Bloor St. West and Huron Street, contains the following buildings included on the City of Toronto's Inventory of Buildings of Architectural and Historical Importance or designated under the Ontario Heritage Act:

Address	Designation By-law
174 St. George Street (House, 1893)	41-83 (Jan. 10th, 1983)
176 St. George Street (House, 1891)	45-83 (Jan. 10th, 1983)
178 St. George Street (House, 1891)	38-83 (Jan. 10th, 1983)
262 Bloor St. West (Medical Arts Building, 1929)	On Inventory
280 Bloor St. West (James Crowther House, c.1886)	Intent to Designate (December 16th, 1982); Demolition Application (Refused, Dec. 16th, 1982)

(a) 174, 176, 178 St. George Street

The three designated houses at the north-east corner of the development site are an integral and important part of the historical and architectural character of St. George Street. They are also a prominent feature of the proposed development and as such must be preserved in a setting that relates to the character of the original streetscape. Landscaped open space along the street facades must be retained, free from pavement and parking areas on which parked vehicles could obscure the architectural features of the houses.

The rear facades must also be retained and restored where necessary to provide a finished treatment facing the proposed new building and open spaces. In this area, west of the houses, suitably screened parking space might be provided. Access to this area should be such that it does not detract from the landscaped setting for the houses.

Each house should be protected by a Heritage Easement Agreement to allow for proper maintenance and repairs and for long term protection against demolition. The owners have provided the required photographs for the Schedule B of the easement agreements.

(b) 280 Bloor St. West

Considerable efforts have been made by the Toronto Historical Board and staff over a lengthy period to achieve the preservation of the James Crowther House at 280 Bloor St. West. At its June 23rd, 1981 meeting, the Toronto Historical Board gave consideration to a proposal, contained in a December 2lst, 1981 letter from Banton Investments Ltd., to restore the original portion of the house at 280 Bloor St. West and move it to a site on St. George Street immediately south of three houses at 174, 176 and 178 St. George Street. Since preservation of the house on its existing site had been ruled out by the developer, the Board decided to consider the move within the development site to be acceptable in principle in context with the preservation of the St. George Street houses and the Medical Arts building.

A year later, however, at its June 22nd, 1982, meeting, the Board was advised that the owner was considering a new proposal involving the dismantling of the house at 280 Bloor St. West and its re-assembly on the St. George Street site. The Board decided to recommend that a reconstructed building on the new site not be considered eligible for designation under the Ontario Heritage Act.

On July 7th, 1982, the owners applied for demolition of 280 Bloor St. West. In order to allow time for further discussions and to consider possible alternatives to preserve the house on its site, the Board recommended that the existing site at 280 Bloor St. West be designated.

At its October 12th, 1982, meeting the Toronto Historical Board had before it a September 9th, 1982 request from the applicant that the Board reconsider its June 22nd, 1982, recommendation that if the house were to be dismantled and re-erected on St. George Street it would not be eligible for designation in the new location. The Board decided to re-iterate its June 22nd, 1982, recommendation. The Board also recommended that the applicant be asked to investigate more thoroughly the possibility of moving the building intact rather than dismantling and re-erecting it, and to report on this to the Board. At its December 14th, 1982, meeting the Neighbourhoods Committee also adopted a recommendation that the City of Toronto Department of Planning and Development and the Toronto Historical Board consult with the owners of 280 Bloor St. West regarding its demolition and reconstruction.

At a December 17th, 1982, meeting, Mr. A. Wise advised that the applicant is not now interested in a reconstruction regardless of any density bonus that might be available and that the owner intends to demolish the building in June 1983 upon the expiry of the 180-day period under the Ontario Heritage Act. Considerable community support for the preservation of 280 Bloor St. West in its existing location was expressed at the public meeting held in the area on February 16th, 1983.

Recommendations

1. That the Official Plan amendment and Rezoning be conditional upon the present owners' entering into a heritage easement agreement with the City under Section 37 of the Ontario Heritage Act for the properties at 174, 176 and 178 St. George Street, using substantially the form of easement agreement prepared in June 1980 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor.

2. That authority be granted for the introduction of any necessary Bills in Council to give effect thereto.

3. That occupancy permits for any new structures in the development be issued only upon completion of the restoration, and return to use, of the existing houses at 174, 176 and 178 St. George Street.

4. That parking not be permitted in front of the front wall of the designated houses at 174, 176 and 178 St. George Street.

5. That, as a condition of the Official Plan amendment and the Rezoning, the applicant be requested to submit a detailed landscape, vehicle access and parking plan to the Toronto Historical Board for Board approval prior to the signing of the heritage easement agreements for the properties at 174, 176 and 178 St. George Street."

A.5 Metropolitan Toronto Commissioner of Planning, Correspondence dated December 10, 1982

"We have reviewed the above-noted application and have no objection from a Metropolitan planning viewpoint.

Officials of the Roads and Traffic Department have concluded that the proposal is satisfactory from the point of view of future road construction and traffic operations. Prior to the issuance of a building permit, the developer will be required to submit five sets of site and foundation plans to the Toronto Transit Commission for approval (Mr. I. Kingston, Manager, Plant Department). The Commissioner has also suggested that the developer consider the construction of a direct link from the development to the subway.

In other respects, the proposal is considered satisfactory."

A.6 Metropolitan Commissioner of Roads and Traffic, Copy of Correspondence dated October 22, 1983

Memorandum for Mr. R. J. Bower
Commissioner of Planning

Attention: Mr. G. M. Peter

"We have your memorandum of September 17, 1982, with regard to the above zoning application at 280 Bloor Street West.

This Department has no objections to the proposed zoning amendment, from the point of view of future road construction or traffic operations."

A.7 Metropolitan Toronto Commissioner of Parks and Property, Correspondence dated September 22, 1983

"The City of Toronto Land Use Committee at its meeting on September 7, 1982, had before it a preliminary report dated August 23, 1982, from the Commissioner of Planning and Development on Official Plan Amendment and Rezoning Application No. 1581 respecting the proposed commercial and residential development of the Banton Investments Limited lands in the block bounded by Bloor Street West, Huron Street, Prince Arthur Avenue and St. George Street.

Recommendation No. 2 of the report stipulated that Application No. 1581 be forwarded to the Commissioners of various City and Metro Departments including myself, for comments thereon.

I have no comments to offer except to say that the plans for any buildings or structures, etc., over the Bloor-Danforth-Spadina subway systems must be approved by the T.T.C. and the Metropolitan Corporation prior to the commencment of the construction of such buildings or structures."

A.8 The Toronto Board of Education (no comments received)

"This final report is being submitted to the Planning Board and Land Use Committe without inclusion of comments by the Toronto Board of Education.

The Board of Education has not replied to the September, 1982 request by the City Clerk for comments, or to the January 13, 1982 letter forwarded by the Planning and Development Department requesting comments."

Appendix B

Record of the Public Meeting
on February 16, 1983
held by The City of Toronto Planning Board regarding
Official Plan Amendment and Rezoning Application # 1581
Medical Arts Site Development Proposal

Held at Bloor Street United Church, Assembly Room, 468 Huron Street, 7:30 - 10:30 p.m.

1. Those Present

Planning Board Panel Members

Michael Sutton, Chairman
George Hislop
Philip Biggin
Alderman Ying Hope

Planning and Development Department Staff

Gail Johnson, Area Planner
Paul Bedford, Programme Manager, West Central Section

Alderman Ron Kanter

Representatives of the Applicant, Banton Investments Limited

Arnold Wise, 250 Madison Avenue, Toronto
Garry Goldman, 250 Madison Avenue, Toronto
Al Green, 111 Davisville Avenue, Toronto
Sol Wassermuhl, Page & Steele Architects, 121 Eglinton Avenue East
Bernard H. Watt, Page & Steele Architects, 121 Eglinton Avenue East

Toronto Historical Board staff

Marcia Cuthbert, Stanley Barracks, Exhibition Place, Toronto
Wm. Greer, Stanley Barracks, Exhibition Place, Toronto

Residents

A total of 59 residents attended the meeting. Names and addresses are on record with the Commissioner of Planning and Development.

2. Opening Remarks

2.1 Michael Sutton, Chairman, City of Toronto Planning Board

Mr. Sutton explained the procedure for review of this Official Plan Amendment and Rezoning Application:

a) that this public meeting commences public review of the application;

b) that following this meeting, City planning staff will review the concerns expressed by residents and prepare a final report on the application which will include a response to concerns expressed and recommendations respecting the proposal as now submitted by the applicant or as modified by the applicant as a result of this public meeting;

c) this final report will be considered at a meeting of the Planning Board, at which time residents may make comments on any concerns;

d) the Planning Board will then make a recommendation on the application to the Land Use Committee of City Council. The Land Use Committee will also receive comments from residents on any concerns at its meeting.

e) The Land Use Committee will then make a recommendation to City Council.

f) If residents are not satisfied with the decision of City Council regarding the application, they may appeal Council's decision to the Ontario Municipal Board.

2.2 Gail Johnson, Area Planner, City of Toronto Planning and Development Department

Mrs. Johnson summarized the policy context within which this application is being examined:

a) the existing City of Toronto Part I Official Plan and the existing Zoning By-law do not permit the proposed development.

The existing zoning would permit approximately 78% of the proposed commercial floor space and about 52% of the proposed number of dwelling units. If the site was rezoned to the limits of the Part I Plan, the Part I Plan could permit 100% of the proposed commercial floor space and about 56% of the proposed number of dwelling units.

The Part I Plan establishes a maximum 45 foot height limit over the entire site. Because the subway runs east/west through the centre of the site, forming a major design constraint. It is probable that any application which might have been received would involve penetrating the existing height limit.

b) This application is being examined for compliance with the policies of the Annex Part II Plan. The Part II Plan will supercede the Part I Plan. The Part II Plan has been developed during the past six years with extensive community involvement. It was approved in principle by City Council on January 24, 1983. The by-laws which bring the Part II Plan into effect should be approved by City Council within the next two months.

The Part II Plan increases the overall maximum density permitted on this site. The Part II Plan does not increase (over the Part I Plan) the maximum allowable commercial floor space but does increase the maximum number of dwelling units permitted. All of the density involved in the Banton Investments Limited proposal would be permitted under the Part II Plan.

The Part II Plan establishes a maximum 60 foot height limit over the majority of the site. It also sets a 38 foot height limit for the site's frontages on Huron Street and Prince Arthur Avenue.

This proposal involves massing all of the maximum potential residential density to the north portion of the site and all of the maximum potential commercial density to the south of the site. It involves piercing the Part II height limits. It involves a request that the floor space contained in the historic buildings on St. George not be included in the calculation of permitted density on the site. These and other aspects of the application require and Official Plan Amendment and rezoning.

Mrs. Johnson also reviewed the design guidelines that were prepared for the consideration of the applicant early on in discussion of development scenarios for the site. The main points of these guidelines were:

- densities must conform with the limits of the Part II Plan
- the site was to be broken down into a series of separate but related components with the site plan based on a framework of familiar patterns in the surrounding neighbourhood
- the historic buildings at 174, 176 and 178 St. George Street to be retained on the site
- relocation or reconstruction of 280 Bloor Street West to St. George Street was considered desirable, as proposed by the applicant

- open space with full public access and linkages to all four surrounding streets were to be maximized on the site.

Mrs. Johnson further noted that a preliminary report on the application was submitted to the Planning Board and the Land Use Committee in August 1982. Copies of the report are available on request (367-7339). The applicant has revised certain aspects of the proposal in the time since the preliminary report was prepared. The major revisions are:

a) demolition of 280 Bloor Street West instead of relocating or reconstructing the Crowther house on St. George Street and, as a result, using the St. George Street lot as part of the site's landscaped open space

b) increasing the number of parking spaces in the commercial garage from the originally proposed 88 to 216 spaces

c) redesign of the loading facilities for the residential condominium building

d) redesign of the loading facilities for the new commercial building and the Medical Arts building.

Mrs. Johnson explained that comments on the application had now been received from most of the Metro and City officials requested to comment and that the majority of the technical concerns identified by the various Commissioners to date had been satisfied.

2.3 Arnold Wise, Director of Planning and Development, Banton Investments Limited

Mr. Wise reviewed some of the concerns the applicant considered to be crucial to the discussions of its proposal with City officials and with the Annex Residents' Association over the past 18 months:

a) negotiation with tenants of the Medical Arts building: the owner's early proposals included converting the building to a residential condominium. The owner's current plans are to retain and renovate the building.

b) 280 Bloor Street West: the owner investigated relocation or reconstruction of the building with the TTC and have concluded it is not technically or economically feasible. The Toronto Historical Board has refused the owner's application to designate a reconstructed building on St. George Street - thereby removing the owner's incentive to do so as the density contained in the reconstructed building would have to be counted into the overall density on the site rather than given as a 'bonus'.

c) the architectural design of the project is directed at compatbility with the surrounding residential neighbourhood and the commercial area along Bloor Street West.

2.4 Sol Wassermuhl, Page & Steele Architects (project architect for Banton Investments Limited)

Mr. Wassermuhl reviewed the plans and model on display at the meeting, making the following comments on the proposal:

- the design is directed at organizing the available density on the site in the most beneficial manner

- the best location on the site for the commercial density is Bloor Street West; the new commercial building is nine storeys and ties in at the parapet of the adjacent ten storey Medical Arts building; the new commercial building fits with and is workable in the context of the street

- the design emphasizes an individual context for each of the streets surrounding the site

- a key design concept was the principle of permeability through the site visually and physically, as a result the site is broken down into connected pieces; the design philosophy was to build familiar scale buildings that would blend in rather than to create a mega-structure or design unique buildings intended to change the history of architecture

- on Huron Street, the townhouse units are designed to integrate with the houses across the street in terms of scale and detail while also blending with the condominium proposed for Prince Arthur Avenue

- the bottom three storeys of the condominium on Prince Arthur Avenue will be designed to have a townhouse look, different brick and detailing will be used to emphasize this appearance; the bottom three storeys will rise to about 40 feet in height; above that building is terraced back to diminish the scale of the building; at the seventh floor the height will be about 65 feet which is comparable to the 55 foot height of some of the Victorian buildings nearby; the eighth or penthouse floor is aligned 40 feet from the property line and will not be readily perceived by pedestrians at the sidewalk level

- the facade of the Prince Arthur condominium is highly articulated to break it down in scale; while recognizing that it is an apartment building; all of the units will have open balcony decks

- the condominium building will, in his opinion, add activity and vitality to and improve pedestrian security on Prince Arthur Avenue

- the commercial building on Bloor was designed to line up with (in height) the cornice line of the Medical Arts building and to complement the existing building; while City planners wanted the new commercial building located to the street line, the ARA executive preferred a setback from the street - as a result the design includes both concepts and is scooped out to provide a landscaped court type entrance

- this court entrance would be a point of pedestrian activity and visual interest with perhaps an outdoor cafe along one of its edges

- on St. George Street the historic houses are being retained and will be renovated for office uses

- the walkways through the site, the parkette on St. George and the internal courtyard provide various alternatives for public routes through the site and enjoyment of the landscaped areas.

3. Questions and comments from area residents

3.1 Resident, Huron-Sussex area

Q What size will the residential units be and what market are they directed at?

A (Sol Wassermuhl): The units will be predominantely 2 bedroom units averaging about 1400 sq. ft., directed at individuals or families who want to buy a dwelling in this desirable location.

3.2 Don Kendall, 341 Bloor Street West

Q Will the office building and all walkways be accessible to wheelchairs?

A (Sol Wassermuhl): The entire site and the office and condominium will be accessible to handicapped persons. Also noted that the townhouse units on Huron are 3 bedroom units (in response to the question in 3.1).

3.3 Richard Morley, 42 Sussex Avenue

Q Explain the Type C and Type B figures on the plan.

A (Sol Wassermuhl): These refer to different sizes of truck loading spaces required by the Commissioner of Public Works.

3.4 Dr. M. K. Hausmanis, 170 St. George Street

Q How much parking is being allocated for the Medical Arts building and does it meet the requirements for new medical office development?

A (1) (Gail Johnson): The Medical Arts building was severed from the remainder of the site by approval of the Committee of Adjustment. The Committee of Adjustment required that only 20 parking spaces be provided for this building in perpetuity. Obviously this is considered inadequate. Therefore when the applicant came forward, the preliminary report on this application required that the issues of parking and loading for the Medical Arts building also be dealt with as part of this application. Because of the Committee of Adjustment's decision when granting a severance for the Medical Arts building, commercial parking supply has been a major negotiation issue in reivew of this application. The Commissioner of Public Works has accepted provision of a total of 216 commercial parking spaces for both the new building and the Medical Arts building.

Mrs. Johnson advised that she did not have available the number of spaces which would be required for the Medical Arts building if it was considered as new construction, but that the standards for medical office space are up to 10 times as great as for general office space. She indicated the figures would be included in the minutes of the meeting. The various parking space estimates are as follows:

a) proposed new office building on Bloor

- minimum parking requirement: *42 spaces* (approx.)

b) Medical Arts building (if subject to requirements as "new construction")

- minimum parking requirement assuming all upper floor space in general office use with ground floor retail uses: *31 spaces* (approx.)
- recommended parking requirement assuming all upper floor space in medical office use with ground floor retail space: *314 spaces* (approx.)

c) 3 historic buildings on St. George Street

- can be exempted from all parking requirement under Section 1 of the Part 1 Official Plan: *nil spaces*
- *minimum parking requirement if not exempted: 5 spaces* (approx.)

(2) (Sol Wassermuhl): The commercial parking garage contains 216 parking spaces. The City requires only about 48 spaces to be provided for the new commercial building thus the remaining 168 spaces are directed at satisfying the needs of the Medical Arts building.

3.5 W. C. Okshevsky, 480 Huron Street

Q This application does not comply with the Annex Part II Plan. It's not clear what social considerations have been reviewed. What is the point of this meeting?

A (Gail Johnson): This meeting is the beginning of the formal public and political review of the application. If residents don't agree with the application or the planners' recommendations, they have the opportunity to voice concerns to the Planning Board and if they choose, recommend that the Planning Board not support approval of the application.

3.6 H. Wilson, 12 Major Street

Q How extensive or important are the constraints of building over the subway line? It's been done well in many other locations (gives examples including Renaissance Plaza?).

A (Sol Wassermuhl): Yes it is done in many locations. I was the project architect for Renaissance Plaza. It's a question of economics to a degree in that the density available on this site doesn't justify the cost. Also it's a question of site size and shape. This site is not large enough to build the commercial building over the subway while providing landscaped open space for and distance from the condominium building.

3.7 R. Barnett, 84 Sussex Avenue

Q You mentioned 55 foot high Victorian buildings in the area. Which ones have this height?

A (Sol Wassermuhl): I was referring to the heights of some of the buildings in the area at the roof peak.

3.8 Resident, 485 Huron Street

Q Are these luxury condominiums that are being proposed? That doesn't seem to be compatible with the types of housing in the surrounding area.

A (Arnold Wise): It's not intended that these units be luxury condominiums. There has been an over-building of luxury units in recent years.

Q Is there not enough office space in the area? Many buildings are sitting vacant now?

A (Arnold Wise): We are confident that this office space will be in demand when it is ready for occupancy.

Q Who are the owners?

A (Arnold Wise): Murray Goldman and Al Green. The company is wholly Canadian owned. The principles have extensive experience in building in Toronto (gave examples including new project at Ports of Call site on Yonge Street).

3.9 Resident, 190 St. George Street

Q What is the intended selling price of the units?

A (Arnold Wise): Not luxury oriented, but middle range of prices for condominium units.

3.10 John Miron, 190 St. George Street

Q Is the north/south walkway between the condominium and the historic houses to be used for parking?

A (Sol Wassermuhl): No, this walkway will be used for loading and garbage truck movements only. It will be blocked with bollards to prevent cars parking on it.

Q Won't this north/south link become a parking area, as car spaces are located behind 176 St. George and cars will have to cross the walkway to manoeuver into these spaces?

A (Sol Wassermuhl): The historic houses are on separate lots and the future owners will have the right to park on their own lot but not the walkway.

Q There is a Type B loading space shown on the Huron Street walkway next to the ramp to the underground garage. Why?

A (Sol Wassermuhl): This loading space is no longer being proposed. Public Works would not permit it. All of the loading space requirements for the condominium are now consolidated off Prince Arthur in the portion of the building behind the historic houses.

3.11 Michael Manning, 94 Prince Arthur Avenue

Q Will the existing metered parking spaces remain on Prince Arthur Avenue.

A (Gail Johnson): At this point in time there has been no request to Public Works to remove the metered parking nor has Public Works recommended it.

Q What are the shadowing effects of the proposal?

A (Sol Wassermuhl): I have shadow diagrams here available for your review. The shadows are contained within the site due to the stepped-backed design of the condominium. The shadows do not extend over adjacent houses on Huron and Prince Arthur.

3.12 Karen Armstrong, 540 Huron Street

- request the owners to reconsider demolition of the Crowther house at 280 Bloor Street West;

- this house is a unique piece of the Annex history - it was built in 1886, remained in the Crowther family until 1945 and was the first home in this area west of Bedford Road;

- cleaned and renovated, it would embellish the design of the project and be a major reminder of the past blended with the present; the new and the old enhancing and complementing each other as in many other examples in the City;

- recommend that the facade be cleaned, the non-historic rear portion be demolished and then you decide if you really want to pull it down; if you have any respect for history you won't decide to demolish it;

- perhaps your firm could use it for your own offices;

- I understand that a Bloor Street address is desirable for offices, but it would be more desirable if the Crowther house is integrated with the new commercial building designed to the rear, as done for example at Renaissance Plaza;

- the renovated Crowther house would be a focal point on Bloor; it would be a human scale relief from a row of high buildings lined up on the street; it would be a unique entrance to the park into the centre of the site and provide better diversity of pedestrian views along the walkways on the site and would give multi-dimensional views from Bloor Street;

- the Crowther house is a major historical resource of the Annex and should be preserved where it is on Bloor Street and blended creatively with the project.

3.13 Sally Bird, 388 Huron Street

- I am in total agreement with Karen Armstrong's remarks and don't know why anyone would permit the destruction of this house and its replacement with a building that is typical of Bay Street. I oppose the destruction of Crowther house.

- Also, the mirrored facade for the new office building is not compatible with the Medical Arts building or other buildings on the block.

3.14 Resident, 190 St. George Street

Q What is the loading area off Prince Arthur used for?

A (Sol Wassermuhl): Clarified that the loading facilities are for garbage pickup plus deliveries plus moving vans, etc.

3.15 Richard Morely, 42 Sussex Avenue

Q Could the parking needs for the historic houses be included in the commercial garage in order that all parking areas between and behind the houses be deleted and the areas landscaped?

A (Sol Wassermuhl): The commercial garage does not provide for parking for the offices to be in the historic houses although visitors to these offices could use the commercial garage. There is existing driveways for these houses and existing parking behind them and this is proposed to remain on these separate lots.

3.16 R. Smith, 27 Admiral Road

Q What is the incentive possible for the developer to have in order to save 280 Bloor Street West?

A (Michael Sutton): The City's Part I Official Plan permits the exclusion of the floor space contained in a historic building from the calculation of the total floor space to be permitted on the site. Thus the historic building becomes a bonus, but only if it is designated and certain agreements are signed with the City to retain it.

3.17 Resident

Q How many existing parking spaces are there on the site?

A (Gail Johnson): I don't have a figure but will provide it in the minutes of the meeting. (As follows): Existing parking spaces on site (as obtained from Public Works - 290 spaces)

A (Garry Goldman): I think there are about 150 spaces on the parking lot which does never operate at capacity.

3.18 Don Kendall, 341 Bloor Street West

Q The ramp to the garage for the condominium exits onto Huron Street. Won't this be a hazard as Huron Street has heavy traffic volumes and won't it be a definite safety hazard to pedestrians - Huron Street is the main route for young children going to Huron Public School?

A (Gail Johnson): This exit was considered satisfactory to the Commissioner of Public Works. The ramp would have to be designed to meet Public Works safety standards.

3.19 Vivian Fowler, 502 Huron Street

- everything possible should be done to preserve 280 Bloor West. It's one of the last bits of grace and charm left on Bloor Street. The residents should be sure that you have looked at every possible way of retaining it before accepting that it has to be demolished to permit this proposal.
- Also, the garbage pickup from the project should be done at hours that won't disturb nearby neighbours.

Q Is the Medical Arts building owned by the same persons as the remainder of the site?

A (Arnold Wise): Yes, the owners are the same; the properties are registered under different company names controlled by the same individuals.

A (Garry Goldman): Banton Investments and Murhall Properties are controlled by the same principle who have been in business in Toronto for over 30 years. Mrs. Armstrong made some very valid points. The Crowther house does of course sit on prime real estate which is important to us in our business. We did look extensively at a series of scenarios and treat the problem seriously as we are also interested in creating an aesthetically pleasing development, as well as an economically viable one. This is the reason why we have designed the project to retain the 3 houses on St. George Street and why we're concerned that the rest of the proposal blends well with the surrounding area.

3.20 J. McCallum, 190 St. George Street

Q This project does not comply with the Annex Part II Plan, therefore, why should it be approved?

A (Gail Johnson): The types of development options that are possible on this site under both the Part I and Part II Plans could involve development of commercial office space either alone or in mixed use buildings on Huron Street and on Prince Arthur Avenue. The options could include providing very little open space anywhere on site if only the commercial density was proposed to be built. The application does involve retention of the historic houses on St. George. The City's planning staff considers the application to be acceptable and in generall supports it.

3.21 N. Mrosovsky, 580 Huron Street

Q What safety factors have been considered by the applicant?

A (Sol Wassermuhl): All open space areas on the site will be well lit and landscaped with visibility and pedestrian safety in mind, as will all entrance areas and parking garages. The ramps and exits to the parking garage will meet with safety design standards of Public Works.

Q Will this development affect demand for parking on local streets? It seems the commercial garage may be used for long term parking as opposed to the short term parking that occurs on the present lot.

A (Sol Wassermuhl): Probably the garage will be extensively used for visitors on business to either the new office building or the Medical Arts building.

3.22 R. Barnett, 84 Sussex Avenue

- the architects should be re-examining design for the commercial building in order to integrate the Crowther house into it as part of the design
- the architects should also consider moving the Crowther house forward to the lot line or move it over to the west and forward and then design the commercial building around it.

3.23 Robert Brown, 39 Albany Avenue, Vice Chairman, ARA

- clarified that the ARA had in principle come to an agreement on the bulk and massing of the proposal

Q Noted that there appears to be excess space on the ground floor of the north/south wing of the condominium, with recreational facilities for the residents above that and the dwelling units starting on the third level and asked if the applicant was willing to consider a community-related use such as a day care centre or seniors' centre for this excess space.

A (Arnold Wise): This was proposed to us on February 15, 1983 by the City planners and yes, we will consider it. There are concerns we wish to explore such as the compatibility of such a proposal with the condominium ownership we intend for the building and the requirements for indoor and outdoor space for a day care.

3.24 J. McCallum, 190 St. George Street

- the new 60 foot height limit in the Annex Part II Plan is an increase over the existing 45 foot limit. The new limit is not even yet in effect and I see no rationale for exceeding it.

Q How high is the RCYC building at the south-east corner of Prince Arthur and St. George going to be?

A (Gail Johnson): The design approved by City Council is for about 60 feet. The site specific by-law on the site which was approved by the Ontario Municipal Board permits a building up to about 85 feet in height but the RCYC chose a design involving about 60 feet in height.

3.25 W. Okshevsky, 480 Huron Street

Q What say do the residents really have? Can people stop this project if they don't agree with it or force it to be changed or is this just a token meeting?

A (Michael Sutton): The influence of residents can be described as being neither insignificant or absolute. If the majority of the residents are opposed or have certain concerns obviously this is going to be taken into account.

3.26 N. Mrosovsky, 580 Huron Street

- noted his impression that the ARA don't seem to represent the views of the people at the meeting

Q Is there going to be direct subway access from the site; also what studies of wind tunnel effect have been done as there are already problems near Tartu and on the service station lot?

A (Sol Wassermuhl): No direct access to the subway is being proposed. No testing of wind tunnel effect has been undertaken or required by the City. Experience shows that the commercial building, at 9 storeys, is not high enough to create wind tunnel effects. His opinion is that it will reduce winds on Bloor Street as it will block the wind from sweeping over the site as at present.

3.27 Resident of Sussex Avenue

Q Do City planning staff continue to consider the application supportable even though it now involves the demolition of 280 Bloor Street West?

A (Gail Johnson): Yes, planning staff continues to support the application.

3.28 Doug Browne, 150 Howland Avenue, Chairman, ARA

- it is correct that the ARA Executive has been involved in discussion of the application and expressed support in principle in 1982
- but at that time the application was different and this is not the plan they originally came forward with
- the ARA has not given carte blanche approval for this scheme
- all previous discussions were based on the Crowther house being moved to St. George Street and the ARA accepted this as a resolution to saving the house
- the ARA is extremely interested in preserving every historic building in the Annex and has always acted on this basis although some fights have been won and some lost
- the future of the Crowther house is still a burning question and of great importance.

3.29 Resident

Q What type of incentive is needed to save the Crowther house?

A (Gail Johnson): On December 14, 1982 the Neighbourhoods Committee refused Banton Investments Limited's application to demolish 280 Bloor West. At that meeting, the Committee requested City staff to meet with the applicant to discuss options for potentially relocating the building. At a meeting on December 17, 1982 the applicant advised City planning staff that the owners are not interested in a relocation/reconstruction option for 280 Bloor West on St. George Street regardless of any potential density bonus option.

3.30 Marcia Cuthbert, Toronto Historical Board

- explained that the original application to the THB by Banton Investments involved moving the Crowther house to St. George Street. The Board was requested to designate the relocated building thus permitted the building to be excluded from calculations of maximum density on the site. Although hesitant about the relocation aspect, the Board did agree to designate the relocated building subject to satisfaction of such conditions as might be set by the Board. However, the application was later changed by the owner to request designation of a reconstructed building as opposed to a relocated but original building. The THB will not designate a reproduction of the Crowther house as this is not considered to be the intent of the designation procedure.

3.31 David Stager, 84 Walmer Road

- noted that it is evident, from Doug Browne's comments, that the ARA is a long way from agreeing with the proposal
- the Medical Arts site is the most important development to occur in the Annex in the 1980's and residents must ensure it's as beneficial to the neighbourhood as possible
- the Crowther house is exceptionally important as a relief to the monotony of the Bloor streetscape; it breaks up and brings the street back to the human scale of built form that predominates west of Spadina Road
- it is extremely important to retain the Crowther house on Bloor West
- the developers and City officials must review in depth a design retaining Crowther house where it is with a new commercial building around or behind it

- a 2nd option is to move it
- noted his opinion that the TTC may accept solutions if more effort is made
- noted that the ramp exit onto Huron Street is a crucial mistake in the design
- it must be corrected as the data on traffic volumes and number of pedestrians will show there is more potential for accidents than on Prince Arthur Avenue
- Huron Street is the prime pedestrian route for school children attending Huron Street school and no level of risk is acceptable
- noted that the overall parking supply proposed will not be enough and no negotiation below the minimum standard should be accepted
- the new RCYC clubhouse will increase demand for street parking
- noted he has no doubt this metered on-street parking would end up being removed by new residents' request
- expressed concern that the demand for parking would increase illegal use of Bloor Street United Church parking lot
- requested that the Toronto Parking Authority, in addition to Public Works, be asked to review whether proposed parking facilities will be adequate to meet demands created by the development
- also noted that redesign to put the ramp to the underground garage onto Prince Arthur Avenue would improve the potential design for pedestrian access through the site from the north-west to the south-east

3.32 Vivian Fowler, 502 Huron Street

- a prime factor in the historic value of 280 Bloor is its original setting on Bloor Street West
- the architecture of the Crowther house does not blend with the St. George Street houses
- the Crowther house should remain where it is as it requires its original setting to emphasize its historical value
- the Toronto Historial Board must work to retain this building
- agreed with previous speakers that the ramp onto Huron Street is a mistake and must be relocated

3.33 George Hislop, Member, City of Toronto Planning Board panel

Q Has the applicant held any discussions with the Academy of Medicine regarding incorporating the 288 Bloor Street West property into the site?

A (Garry Goldman): Yes, but the Academy is interested in larger facilities and the owners are not interested in a joint venture.

Q Will the new commercial building be physically linked to the Medical Arts building?

A (Sol Wassermuhl): The applicant had proposed a covered walkway between the buildings but the City planners would not support it.

3.34 Leigh Drushka, 8 Glen Morris Street

- opposed to the demolition of the Crowther house as it is a unique resource and the only one left on Bloor Street West and it must be retained

3.35 Hamish Wilson, 12 Major Street

- opposed to the demolition of Crowther house; it's a unique building on the exterior and in some parts on the interior

- retention of the building should be the prime requirement for approval of any redevelopment proposal

- other design aspects of the proposal such as permeability through the site are unimportant if this building is demolished

3.36 Bob Barnett, 84 Sussex Avenue

- expressed concern with applicant's statements that there are no definitive ways to save the Crowther house

- in his opinion, the applicant has not examined all feasible ways to retain it where it is

3.37 Resident

- supports retention of Crowther house

- suggests owners remove the rear addition and move the building forward on Bloor West leaving more space at the rear for new development around it

- also expressed opinion that mirrored design of new commercial building must be re-examined to find an appearance that will blend in and not be such a contrast

3.38 Resident, 485 Huron Street

- opposed to demolition of Crowther house

- must redesign proposal to keep 280 Bloor West where it is and develop around it as has been done elsewhere

Mr. Sutton advised that the meeting must now be adjourned as the church requires the building to be cleared at 10:30 p.m.

Concluding Remarks

Alderman Kanter noted that important issues had been raised at the meeting particularly: the retention of the Crowther house, the ramp proposed onto Huron Street and the issue of parking supply. He noted that City planners and the applicant would be requested to re-examine these and other aspects of the proposal.

Alderman Hope noted that this meeting was the beginning not the end of the public and political review process. He urged City planning staff to consult further with the Toronto Historical Board on the Crowther house. He noted that access and parking would be required to be further reviewed as well. He stated that the Toronto Historical Board would be requested to act further on the Crowther house.

Mr. Sutton adjourned the meeting at 10:40 p.m.

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Appendix C

Correspondence received from area residents after the February 16, 1982 Public Meeting

C.1 Mr. Rob Herman, Manager, Robinwood Management Corporation Limited, dated February 4, 1983 to Miss Gale Johnson, Planning Department 18th Floor

Pursuant to our telephone conversation of February 3rd, I would like to formally register my objections to the destruction of 280 St. George Street. Please keep me informed of any developments in this matter.

C.2 Gyuszi Berki, #804-250 St. George Street, Toronto, dated February 17, 1983 to Mr. Michael Sutton, Toronto Planning Board

The public meeting of the 16th of February, 1983 was very good. The proposals by Banton strike me as beneficial to the neighbourhood, socially responsible and aesthetically pleasing.

The presentation on behalf of the Carrothers house has inclined me to ask that it be retained and incorporated into the office-commercial tower (a la Pearcy House or even better). The current set-back is about equal to the proposed front door of the glass tower, so the historic house could be used as the entrance to the new building without even moving it. The east and west wings of the tower could, in my conception, extend to the property line, as now designated.

Granted, the seams between the old and the new buildings would be tricky at the south-east and south-west junctures because of the irregularity and ornamentation, and the floor levels would have to be co-ordinated; a good architect can easily take care of these aspects.

Finally, with the old back section torn down, the elevator shafts can be put into the new building so that the old roof is not punctured. The completed project would be quite a happy marriage, I hope.

C.3 Mrs. Karen Armstrong, 540 Huron Street, dated March 10, 1983 to Mr. Arnold Wise, Murhal Developments, 250 Madison Avenue, Toronto, Ontario M4V 2W6

I am immensely impressed by your "fine reputation and deep respect for the sense of tradition and quality of architecture which appear in many old buildings in the city of Toronto". Therefore I am confident that you will consider the following proposal. I am concerned about the look and the feel of your "Mirror" building, how it relates to Bloor St., to the Academy of Medicine and to the Medical Arts Building. We will have a Mirror box with no distinguishing architectural features, like many other mirror boxes that are popping up all over the city. The only one that seems to work well, in my opinion, is the Ontario Hydro Building at the corner of College and University. The reason that it works and the others don't is because it is curved and it has enough space around it to give the interesting effect of reflecting moving clouds in the sky. Yours will present only one dimension, is not tall enough and doesn't have enough space around it to give a panoramic reflection of the sky. I have a good imagination and I have tried to see your "Mirror" box wedged between the Medical Arts and the Academy and in my mind it looks out of place.

Now that I am a bit more familiar with the problem you face with this development, may I suggest that you find a way to make the historical part of the James Crowther House into the entranceway for your building. Renovate the interior so that the entire building becomes one large foyer, two or three stories high and either directly attach your building to the back of the house or make the connection between the house and the building with a glassed in area. I realize that this will reduce the size of your building and I am wondering if you can build a smaller office building on St. George beside the three historic houses to make up for lost space. Surely if you can build a replica of the James Crowther House there, you can also build a small office building. Its location directly opposite the subway entrance should make it as easy to rent as office space on Bloor Street.

If the James Crowther House is saved, the space around it will give a three dimensional depth to the complex from Bloor St. which is a welcome relief from the usual wall like row of buildings that line up against our city sidewalks.

C.4 Mr. WM. C. Henderson, Assistant Executive Director, Support Services, Boy Scouts of Canada, 316 Bloor Street West, Toronto, dated March 1, 1983 to Miss Gail Johnson, Area Planner, Planning and Development Dept.

Re: Rezoning Application #1581 Medical Arts Site Development Project

Thank you for providing the record of the Public Meeting of February 16th.

As you are aware, the Boy Scouts of Canada, at their office at 316 Bloor St. W., are having a similar problem as Bloor Street United Church with their parking lot - i.e. Page 19 of Minutes - "expressed concern that the demand for parking would increase illegal use of Bloor Street United Church parking lot."

Over the past few years we have increasingly been faced with problems in the use of our parking lot by persons who are doing business in the area, and not with ourselves. As you are aware, we foresee an aggravation in this area with the pending opening of a "Pub" at 14 Madison Avenue.

From time to time, developers in the area have endeavoured to establish parking lots in the open space on Spadina Rd. and Madison Ave. The space is a result of subway construction. These have all ben turned down for one reason or another. One alternative suggestion called for development of the open space as a park, and the encouragement of the public to use public transit rather than driving into the area. From a philosophical point of view, we have no argument with this suggestion. The environment and its improvement or maintenance is also a concern of the Boy Scouts of Canada. However, from a practical point of view and the difficulties we are facing with illegal parking, there seems to be a need for more public parking in this area.

We notice that our two aldermen, who were in attendance at the February 16th meeting, noted that parking was one of three areas of concern with respect to the Medical Arts Site development. The solving of the problem is a very difficult one. However, use of some of the open land for this purpose may help. The wisdom of Solomon appears to be required. Maybe the use of the Canadian approach - i.e. compromise - will solve or ease the problem. Develop a park on the east side of Spadina and the west side of Madison, and a parking lot on the east side of Madison in conjunction with Bloor Street United Church and Tartu College.

We look forward to dialogue with yourself and others with respect to solving the problem of parking.

C.5 Michael Manning, Secretary, Alpha Delta Phi Fraternity, 94 Prince Arthur Avenue, dated March 31, 1983 to Mr. Michael Sutton, Chairman, Toronto Planning Board

We the undersigned, constituting the majority of owners and tenants, residents and otherwise, on the north side of Prince Arthur Avenue between Huron and St. George Streets wish to register our objection to the proposed plan to develop the Medical Arts Site by Banton Investments (official plan amendment and rezoning application #1581).

Our principle objection to the plan is the height of the condominium complex planned for the south side of Prince Arthur Avenue. We feel it excessively pierces the zoning bylaws (at present set at 45 feet) and we are concerned about the shadowing effect this will have on our respective buildings.

We understand that the Planning Board usually considers the shadow effect of proposed projects only in so far as shading neighbouring buildings in the late afternoon, trying to minimize the shade in what is normally the time of highest residency during the daylight hours. The case of Prince Arthur is, however, quite different. The three major buildings are all occupied during the day by either resident students or working people. Thus sunlight on these buildings all day long, as they enjoy now, is of paramount importance.

With these facts in mind we petition the Planning Board not to recommend any project for the Medical Arts Site whose shadow passes over the property line of any of the structures on the north side of Prince Arthur Avenue.

We are also concerned about the access drive to the residential underground parking. While it is poorly placed at present on Huron Street it would under no circumstances be acceptable on Prince Arthur Avenue. Prince Arthur is a narrow, one way street that already experiences a good deal of traffic dangerously travelling the wrong way. A driveway opening onto Prince Arthur will merely compound this problem. Upon examining the planned project's layout we recommend an access ramp that joins the commercial driveway existing on St. George Street.

Finally we are concerned about the drastic effects of suddenly locating anywhere between 400 and 500 new people on this small stretch of road. While the gentlemen of Banton Investments need to make a fair return they will not have to live across the street from their own development.

As the north side of Prince Arthur is occupied by day business people and students we are not at all adverse to a mixed commercial-residential unit being built across the street. In fact this is preferable as it spreads out our new neighbours thus making it unlikely we will need to complain of them or they of us.

We are by no means trying to be unreasonable about the proposed project. We merely wish that our present lifestyles be left as unaffected as possible. Not a very unreasonable desire. Again we strongly request that the Toronto Planning Board look closely at the shadow effects of the proposed development.

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Appendix D

Response by applicant to public concerns regarding demolition of The James Crowther House

D.1 Correspondence from Arnold Wise, Director, Planning and Development, Banton Investments Limited dated March 7, 1983 to Mr. Paul Bedford, Planning Department

Re: Redevelopment of Medical Arts Site - Rezoning Application No. 1581

In response to the key issues raised at the Public Meeting of February 16, 1982 and after consultation with the Planning Department, with the two Ward Alldermen, with Messrs. D. Browne and R. Brown, Executives of the Annex Residents Association, and with Mr. Robert Barnett, President of the Sussex-Ulster Residents Association, we have agreed to submit the following proposals for your consideration.

James Crowther House

Our company and our architects have a fine reputation and a deep respect for the sense of tradition and quality of architecture which appear in many old buildings in the City of Toronto. We have carefully restored the historic Heintzman House near High Park after years of neglect and were presented with a design award for its restoration. We have recently restored an entire block of nineteenth century Victorian townhouses on Beverley St., north of Queen St., W. in addition to building new homes around them which are true to the spirit of the area. We have also retained and successfully renovated for office use the magnificent 1892 rectory building of the Church of the Messiah at Avenue Road and Dupont.

On the subject site we have agreed to retain the wonderful Marani-designed Medical Arts Building, an architectural landmark built in 1929. We have also agreed to retain and renovate the three gracious nineteenth century mansions built by James McCabe in 1891-92 on St. George St.

These four buildings, which we are retaining on St. George St. together with the historic York Club on the east side create a continuing and unique character to this block, a special enclave of nineteenth century architecture in the heart of the Annex.

Regarding the James Crowther house at 280 Bloor Street West: after a thoughtful examination and evaluation of the alternatives we have now agreed to retain this building within the project as follows. We proposed to reconstruct an exact replica of the James Crowther house to fit on the vacant lot at 172 St. George Street. We believe that the new location for this house adjacent to the three other nineteenth century mansions and other historic buildings on the St. George St. block is an excellent compromise solution to the issues raised at the Public Meeting. The special historic character of this block would thereby be reinforced by the addition of one more display of nineteenth century architecture.

The other design alternatives which are carefully considered and rejected were as follows:

1. Retaining the building on Bloor St. W. completely and designing an office building around it resulted in an office building that simply did not work. The distance to the core produced an inefficient entry and an increased height from 9 stories to 14 stories. Detailed drawings of these design alternatives are on file with the Planning Department.

2. Moving the building slightly to the west and building the office building to the east of it also prodcued an office building that does not work. The long and narrow east wing of the office building is not leasable.

3. Retaining the building and building over and around it results in a caricature of a building within a building. This design alternative cannot appear as anything but a forced and ridiculous aesthetic. The resulting office building would still have the functional problems of

inefficient entry, distance to the core and long, narrow, unleasable office spces. No matter how you design around the existing building or its facade on Bloor St., the result is a very poor forced architecture, a house form dwarfed by high rise towers surrounding it. We believe that the low scale character of the new St. George St. location is far more suitable for a nineteenth century mansion.

4. Moving the entire building intact to St. George St. is technically possible but is not feasible to undertake. We have consulted with recognized experts recommended by the Toronto Historical Board, Mr. Walt Smith of Stanwalt Housemovers Ltd. and Mr. E. H. Gosling of Gosling Engineering Ltd., who have outlined in detail the proposed move across the site to St. George St. (on file with the Planning Department). The move requires the construction of cribs across the exposed roof of the T.T.C. subway system where three subway lines converge. Since the subway roof is not capable of supporting both the weight of the house and the soil already in place, it will be necessary to excavate down to expose the roof structure. This condition creates a major construction problem, and since the movement of a house or building such as this is not so scientifically exact it also creates the risk of damage to the subway system and unlimited liability to ourselves. We are not prepared to undertake this risk and have therefore rejected the move option as being impractical and too risky.

   Our proposal to construct a replica of the Crowther house on St. George Street has met with positive reactions in all our recent discussions. The Planning Department is in principle prepared to recommend inclusion of the gross floor area contained in a replica building up to the amount contained in the historic portion of the existing building.

Pedestrian (Children) hazards on Huron Street

A thoughtful suggestion emerged from the Public Meeting regarding the location of the residential, vehicular access ramp on Huron St. It was pointed out that children living south of Bloor Street West walking to and from the Huron St. Public School must cross the vehicular ramps proposed on Huron St. This presents a potentially hazardous sitation. It was suggested that the ramp be relocated on Prince Arthur Ave.

We have consulted the Department of Public Works who have agreed to our new proposal to relocate the residential access ramp at the easterly end of the building on Prince Arthur Ave. Architecturally this does not present any major problems and we are grateful for the suggestion.

The Planning Department has requested additional information arising out of the Public Meeting of a more technical nature which we are forwarding under separate cover.

We trust the proposals contained herein address the major concerns raised at the Public Meeting.

D.2 Correspondence from the applicant's architects, Page & Steele, dated March 4, 1983

Study of Alternative layouts for office building - maintaining 280 Bloor St. and its present location or moving it east or west along Bloor St.

Gross floor area = 150,500 sq. ft.

Four Alternatives were developed, neither of them achieves a feasible solution:

A. Maintain house at present location - Rectangular office tower behind house.

A1 Height
- 6 extra floors required casting shadows over residential court and bldgs.
- Visual impact of 15 storey bldg. offends 10 storey Medical Arts Building

A2 Entrance

- Core location too distant from Bloor St.

A3 Views

- Obstructed views on lower levels behind house

A4 Efficiency

- Small floor plate (10,600 sq. ft.)
- Corner notch required at north-west corner due to proximity to residential
- Core to window-face depth too small
- 6 levels of parking with few cars/level results in prohibitive, risky and near impossible underpinning problems especially under subway

A5 Cost

- Cost and risk of underpinning subway line and Academy of Medicine
- Cost of 30% increased skin area of bldg.
- Cost of structure due to extra height
- Cost of 2 extra levels of parking (underpinning)

B. Move house west and south along Bloor St. - L Shape office tower behind house

B1 Height

- 3 extra floors casting shadows over residential court and residential bldgs.
- Visual impact of 12 storey building offices Med. Arts Bldg. and 280 Bloor St.

B2 Entrance

- Core location too distant from Bloor Street.

B3 Views

- Obstructed views on lower levels behind house

B4 Efficiency

- Small floor plate (13,380 sq. ft.)
- Core to window-face depth too small
- Bloor St. portion too narrow
- 6 levels of parking with few cars/level results in prohibitive, risky and near impossible underpinning problems on 4 sides

B5 Cost

- Cost of 22% increase in skin area
- Cost of increased structure due to extra height

- Cost of 2 extra levels of parking

C. Move house west and south along Bloor St. - T shaped office building between house and Medical Arts Bldg.

C1 Entrance

- Core location too distant from Bloor St.

C2 Views

- Obstructed views on lower levels behind house
- Obstructed views from and to Medical Arts Building

C3 Efficiency

- Labyrinthic corridor due to exit requirements
- Bloor St. portion too narrow
- Core to window-face depth too small
- Too many levels of parking with few cars/level result in prohibitive, risky and near impossible underpinning problems on 4 sides

C4 Cost

- Cost of 22% increase in skin area
- Cost of 2 extra levels of parking
- Cost of third stair

D. Move house east and south along Bloor Street - L shape office tower behind house

D1 Height

- 3 extra floors casting shadows over residential court and buildings
- Visual impact of 12 storey bldg. offends 10 storey Med. Arts Bldg. and 280 Bloor St.

D2 Entrance

- Core location too distant from Bloor St.

D3 Views

- Obstructed views on lower levels behind house

D4 Efficiency

- Small floor plate (13,380 sq. ft.)

- Core to window-face depth too small

- Bloor St. portion too narrow

- Too many leels of parking with few cars/level results in prohibitive, risky and near impossible underpinning problems on 4 sides

D5 Cost

- Cost of 22% increase in skin area

- Cost of increased structure due to extra height

- Cost of 2 extra levels of parking

(Communication dated June 6, 1983, from Mr. David R. Street, Vice-Chairman, Annex Residents' Association, addressed to the City of Toronto Planning Board)

Re: Planning & Development Department Final Report on Application No. 1581 re Medical Arts site (the "Report"), Application by Banton Investments Limited.

This letter will describe our preliminary comments on the above Report. Our comments are of necessity preliminary in nature in view of the short time we have had between receipt of this Report and its consideration by Planning Board. If the Report is submitted to Land Use we anticipate submitting more detailed comments at that time.

We wish to commend the developer for the considerable effort that has been made to meet and discuss his proposals with various members of our Association. All of our concerns have been considered and in some instances have been adopted either as suggested by us or in some form of compromise solution.

There are many aspects of the development with which we are satisfied. For example, the retention of the Medical Arts and the continuation of its present use largely for medical services; the retention of the three historic buildings on St. George Street; the concentration of the highrise commercial building on Bloor Street; the residential uses on Huron Street and Prince Arthur Avenue; the sloping back of the condominium units on Prince Arthur; and the public walkways and landscaped open space on the site.

Our concerns which remain are as follows:

1. That the development if it is approved, be approved in such a way that it will proceed as a whole so that the developer cannot obtain approval for the 10 storey commercial building on Bloor Street and then decide not to proceed with the residential components. If the residential components are not proceeded with, the developer should not be able to use any of the proposed amendments to the Official Plan and Zoning By-Law to construct some other development. We therefore support the Planning Department proposal that the Official Plan and Zoning By-Law amendments permit only this specific overall development.

2. From the outset we favoured the retention on Bloor Street of the Crowther House. As a compromise we were prepared to accept the relocation of the existing house to St. George. When we were advised that moving the house was not possible we were prepared, as a further compromise, to accept the dismantling of the house and its re-construction on St. George. We have now been advised that this suggestion is also not economically feasible and instead the developer has offered to construct a replica house on St. George. The Planning Department has accepted this suggestion while indicating that they would be equally satisfied with the proposed location of the replica building becoming landscaped open space. The developer has also offered to our association that he is prepared to see the proposed site of the replica building become park land.

   Our Board of Directors has not yet had an opportunity to consider the question of a replica building, landscaped open space or perhaps some further alternative for the Crowther House and the proposed site for the replica building on St. George. This issue, which is of great importance to us, will be considered at our next Board meeting scheduled for Thursday, June 9, 1983.

3. We strongly oppose the proposed use of mirrored glass for the exterior of the 10 storey commercial building. While we accept the need for some sort of contrast with the Medical Arts Building, in our view a mirrored glass exterior is too reminiscent of many highrise buildings in the City core and totally inappropriate for this particular site. We suggest some form of stone or brick work but will consider any reasonable alternative to mirrored glass.

Comments on Proposed Official Plan Amendments

4. Paragraph 1(b)

We wish to retain the Bloor Street stores and the Bank presently located in the Medical Arts Building and suggest that 75% of the rental space fronting on Bloor Street "be used for street-related retail and service uses."

5. Paragraph 2(d)

Motor vehicle access to the pedestrian walkway should be prohibited.

6. Paragraph 3(a)

The total height of the 10 storey commercial building should be the same as the Medical Arts Building. From page 24 of the Report it appears that there are 583 square meters of excess gross floor area representing about one-half of a floor of the proposed 10 storey building. We would like to see the 10th floor set back in a manner similar to the 10th floor set back of the Medical Arts Building in order to parallel the configuration of that building. This would also bring the application closer to the gross floor area permitted by the recommended Part II Plan policies.

7. Paragraph 3(b)

As with the Medical Arts Building, we suggest that 75% of the ground floor space fronting on Bloor Street be "used for street-related retail and service uses."

8. Paragraphs 4 & 5

We support the 8 unit townhouse development for Parcel B and the condominium development for Parcel C. We had originally requested a lower building height for the condominium to reduce the massive effect of the building on Prince Arthur. We accepted the developer's compromise offer to reduce the height from 12 storeys to 8 and set-back some of the units so that the higher units could not be seen at the street level. In looking at the drawings accompanying the Report, it appears that the set-back is not as much as we anticipated and we request that the set-backs of the higher units be increased.

9. Paragraph 6

As indicated earlier we have not finalized our position on the replica for the Crowther House. We can indicate however, that if a replica is approved we would want the developer to use as much of the original material as possible such as stained glass windows, mouldings, stone work and other unique parts from the Crowther House.

10. Paragraph 7

We would like to see a requirement that the public walkways and the internal public space on the site be completed not later than the completion of the 10 storey commercial building.

Comments on Proposed By-Law Amendments

11. Paragraph 2(c) (vi)

It is important that parking be restricted on the pedestrian walkways as described in the Report.

12. Paragraph 2(d) (iv)

We prefer more than 216 parking spaces to alleviate the pressure for parking on neighbouring streets.

13. Paragraph 2(f) (v)

We prefer more than 103 parking spaces. Since all 122 units have been converted to two and three bedroom units we feel there should be at least one parking space per unit.

14. Paragraph 2(h)

If the replica building is approved we feel that its completion should be tied to the completion of the 10 storey commercial building not to the issuance of the building permits for the apartment houses. In our view the foundations for the replica building should be completed before the issuance of the building permit for the 10 storey commercial building and the entire replica building should be completed before the first tenant moves into the 10 storey building. We also think that the developer should post a performance bond to assure the completion of the replica building.

15. Paragraph 4

We are concerned that the Heritage Easement Agreements be drafted to assure the protection of the three historic houses on St. George and that these houses cannot be torn down and the sites used for some other use in the future.

16. Paragraph 5(f)

It is important to us that the loading spaces be sufficiently large to permit all trucks to exit and enter the site in a forward motion as specified in the Report.

17. Paragraph 6(a)

We would like to be assured that there is sufficient hydro capacity in the area to accommodate this development as some residents in the area have on occasion experienced brown-outs.

18. Paragraph 6(b) (ii)

We have not yet had an opportunity to review the landscape drawings and therefore can offer no comments at this time.

Thank you for considering our comments.

The Committee also submits the further report (June 17, 1983) from the Commissioner of Planning and Development:

Subject: Further Report - Application No. 1581 for Amendments to the Official Plan and Zoning By-law to permit commercial and residential development of the Medical Arts site: regarding further discussions of the proposal by the Annex Residents' Association

Origin: City of Toronto Planning Board at its June 6, 1983 meeting. (c71luc83345:129)

Comments:

1. Background

On June 6, 1983, the City of Toronto Planning Board considered my May 26, 1983, Covering Report on Application No. 1581 and my May 26, 1983, Final Report on the application. The Planning Board decided to recommend adoption of the Official Plan Amendment subject to an amendment requiring that retail uses face and have direct access to Bloor Street West on the respective ground floors of the Medical Arts building and the proposed 10-storey non-residential building.

The Annex Residents' Association submitted a brief to the Planning Board on June 6th. The comments in the brief included the amendment adopted by the Planning Board. The Annex Residents' Association advised that it wished to review the proposal further and that more detailed comments would be submitted to the Land Use Committee. As a result, the Planning Board adopted a motion requesting that I report further to the Land Use Committee on the concerns raised by the Annex Residents' Association after a meeting to be held with the Association, the applicant and any other interested residents.

The Annex Residents' Association's Board of Directors considered the application at its June 9th meeting. A member of my staff was present, as were representatives of the applicant. At the request of the Residents' Association, I advised and invited the 75 persons on my Department's mailing list for the application to attend and I understand that about 10 interested residents were present in addition to the Board of Directors.

The following sections respond to the various concerns and comments raised by the Annex Residents' Association in its brief to the Planning Board and as discussed further at the June 9th meeting.

2. Approval for construction of a new non-residential building designed as a replica of the James Crowther house

Demolition of the designation James Crowther house at 280 Bloor Street West is implicit to approval of this application. The Neighbourhoods Committee refused the applicant's demolition application but the applicant appears to be eligible to obtain a demolition permit about June 15, 1983.

At the Planning Board meeting, the Annex Residents' Association indicated that it had not resolved the question of whether the applicant should be permitted to build a replica of the James Crowther house on St. George Street or if the assigned lot should be used for open space. The proposed replica is not eligible for 'density exemption' under Section 1A.42 of the Official Plan Part I, as it is a new structure. This proposed building involves permitting density in excess of the Annex Part II Plan by 1,310 sq. m.

Following further discussion on June 9th with the applicant regarding the plans for the replica building, the Annex Residents' Association Board of Directors adopted a motion in support of the replica building. The recommendations in my Final Report provide for the non-residential gross floor area to be contained in the replica building.

The Annex Residents' Association also requested that the applicant use as many of the key materials of the existing building as possible and the applicant has assured the Association this will be done. In that the proposed replica is new construction and not a building eligible for designation under the Ontario Heritage Act, my recommendations do not include any reference to this concern. The Development Agreement will require construction of the replica building in accordance with the submitted plans but does not establish conditions in relation to materials.

To address the concern expressed by the Annex Residents' Association, I am recommending that the applicant be requested to specify the materials from the James Crowther house which are proposed to be incorporated into the replica building and that the collateral agreement include a provision requiring the owner to ensure use of these materials in the replica building.

3. Suggested conditions of approval of the application

3.1 Phasing for the residential component

In its brief to the Planning Board, the Annex Residents' Association expressed its concern that the submitted proposal be approved in such a way that it would proceed as a whole so that the developer cannot obtain approval for the 10-storey commercial building on Bloor Street West and then decide not to proceed with the residential component or subsequently apply for some other form of development.

The Official Plan and Zoning By-law amendments recommended in my Final Report would permit only the construction of the various buildings, densities and uses included in the proposal for the various assigned lots. Another Official Plan Amendment and Rezoning application would be required should the applicant or future owners wish to revise the overall project or its component parts. At the June 9th meeting, the Annex Residents' Association did not consider further the question of such phasing and I understand the Association is satisfied with respect to my recommendations for permission of only the specific development proposal.

3.2 Phasing for the replica building

On June 9th, the Annex Residents' Association discussed its continued concern that the replica building be constructed or well under way before the 10-storey commercial building is completed. The Annex Residents' Association Board of Directors adopted a motion calling for further review of mechanisms to ensure construction of the replica building by the time the 10-storey commercial building is being completed. My recommendations provide that the replica building must be erected prior to the granting of building permits for the two proposed residential buildings. In response to the Annex Residents' Association's concern, I am recommending that the collateral agreement include a provision that the owner shall obtain a building permit and commence construction of the replica building within one year of obtaining a building permit for the 10-storey commercial building.

3.3 Timing requirement for construction of the pedestrian walkways

The Annex Residents' Association has expressed its desire to see the pedestrian routes through the site completed and landscaped as soon as possible. My Final Report does not include recommendations respecting this concern given the complexity of construction adjacent to the subway and uncertainty regarding the timetable for the various buildings. I continue to hold this view. On June 9th the applicant assured the Association that the east/west pedestrian route would be completed immediately following the 10-storey commercial building and that the north/south route would remain open in an unimproved state as long as possible with landscaping dependent on construction of the residential condominium on Prince Arthur Avenue. In response to the Residents' Association's concern, I am recommending that Council advise the applicant of its concern that landscaping of the pedestrian routes be undertaken as expeditiously as construction scheduling permits.

3.4 Prohibition on vehicular access over the north/south pedestrian walkway

In its brief to the Planning Board, the Annex Residents' Association agreed with my recommendations that vehicular access to the rear of driveways for the St. George Street historic buildings be prohibited and prevented by physical barriers. My view is that allowing such access would erode the perception of the walkway as a viable pedestrian route as well as lead to vehicles being illegally parked in front of the garbage pick-up and loading dock for the condominium on Prince Arthur Avenue. The north/south pedestrian route is aligned over the severed lots containing the three historic buildings. I note that the Committee of Adjustment's decision on these severances prohibits use of the rear portions of two of the three lots for anything but a 'spacing easement', as a result of the concerns expressed by my Department at the time of the severance application. The provision of this pedestrian route and the prohibition of vehicular access across it are important conditions for the granting of density exemptions for the historic buildings and approval of the development as a whole.

4. Design Issues

4.1 Materials and envelope for the 10-storey commercial building

The Annex Residents' Association has expressed opposition to the applicant's submitted plans which indicated a mirrored glass exterior for the 10-storey commercial building on Bloor Street West. On June 9th, the applicant advised the residents that the mirror glass exterior has been abandoned and that an alternative design will be reviewed with the Association as soon as it is available.

The Annex Residents' Association also requested that the applicant provide a step-back for the 10th floor of the building to bring it in line with the step-back on the existing Medical Arts building. The applicant advised the residents that such a step-back was being included in the plans. This step-back is not provided for in the submitted plans. As discussed in my Final Report, the applicant's further design changes to the commercial building may necessitate an amendment to the recommended Development Agreement. Again, in response to the Annex Residents' Association's concern, I am recommending that Council indicate as part of the public record a request that the applicant consult further with the Association on the final design for the 10-storey commercial building.

4.2 Envelope for the 8-storey condominium on Prince Arthur Avenue

In its brief to the Planning Board, the Annex Residents' Association expressed concern that the step-backs provided for on the upper floors of the condominium building on Prince Arthur Avenue were not as great as anticipated. An increase in the sequential step-backs of the upper storeys was requested. On June 9th, the applicant discussed the design further with the residents and I understand that the Association has no further concerns regarding the proposed design.

5. Parking Supply

In its brief to the Planning Board, the Annex Residents' Association advised that more than 216 commercial parking spaces would be preferred. As discussed in my Final Report, this minimum provision represents 70% of the combined parking requirement for the two commercial buildings should the Medical Arts building remain wholly in medical/dental use, which is not likely. This parking supply is satisfactory to the Commissioner of Public Works.

The Annex Residents' Association also considered that 122 spaces should be required instead of 103 for the 122-unit condominium on Prince Arthur Avenue. The required number is the minimum established for this proposal by the Central Area Parking and Loading By-law. It is probable, based on the submitted plans, that the applicant will provide additional spaces.

6. Other Concerns

My staff has provided the Association with a copy of the standard Heritage Easement Agreement to clarify its provisions for long term retention of the designated St. George Street buildings.

My staff has also advised the Association that the recommendations in my Final Report ensure sufficient space will be provided on the site for maneuvering of trucks in the loading spaces and that the development will not affect Ontario Hydro service in the area.

In its brief to the Planning Board, the Association advised that it had yet to consider the landscape plan for the site. The landscape plan was not discussed at the June 9th meeting. As agreed to by the applicant on June 9th, I am recommending that Council include in the public record a request that the applicant discuss the landscape plan further with the Association.

Summary

The Annex Residents' Association, at its meeting of June 9, 1983, Board of Directors meeting, adopted a motion supporting the recommendations contained in my May 26, 1983, Final Report. Further motions were adopted supporting construction of a new non-residential building on St. George Street as a replica of the existing James Crowther house at 280 Bloor Street West, which is to be demolished; and requesting the applicant to further review plans for the 10-storey commercial building with the Association.

The above sections of this further report comment on the concerns raised by the Annex Residents' Association at the Planning Board meeting respecting various phasing conditions for approval of the application, design of the proposed new buildings, parking supply and other matters. In response to these concerns, I am submitting the further recommendations outlined below:

Recommendations:

1. That the applicant be requested to submit specifications of the materials proposed to be salvaged and preserved from the existing James Crowther house at 280 Bloor Street West and incorporated into the non-residential building to be erected on Parcel D.

2. That the collateral agreement provided for in Recommendation No. 6 of the May 26, 1983, Final Report on Application No. 1581 also include provisions to give effect to the following:

   i) that the owner shall undertake to incorporate into the non-residential building to be erected on Parcel D all materials salvaged and preserved for this purpose from the existing James Crowther house, such materials to comprise the specifications referred to in Recommendation 1 above;

   ii) that the owner agree to have obtained a building permit and commenced construction of the non-residential building to be erected on Parcel D within one year of the granting of a building permit for the non-residential building to be erected on Parcel A.

3. That the applicant be requested to consult further with the Annex Residents' Association regarding the details of design for the non-residential building to be erected on Parcel A and regarding the details of the landscape plan.

4. That the applicant be advised of Council's concern that landscaping of pedestrian routes across the site be undertaken as expeditiously as construction scheduling permits.

The Committee also submits the report (June 23, 1983) from Mr. J. A. McGinnis, Managing Director, Toronto Historical Board:

Subject: 280 Bloor Street West - Rezoning Application No. 1581

Origin: Managing Director, Toronto Historical Board (c74luc83002:64)

Comments:

1. Background:

The May 26th, 1983, final report from the Commissioner of Planning and Development, to be considered at the June 28th, 1983, Land Use Committee meeting, indicates that the proposed development of the Medical Arts site now includes the construction on St. George Street of a 4-storey non-residential building as a replica of the designated James Crowther House.

The James Crowther House at 280 Bloor Street West would be demolished for the construction of a 10-storey non-residential building, and the replica would be built on St. George Street, immediately south of the designated houses at 174, 176 and 178 St. George Street.

2. Discussion:

Since early 1981, when the redevelopment of the Medical Arts site was first proposed, considerable efforts have been made by the Toronto Historical Board and staff to achieve the preservation of the James Crowther House at 280 Bloor Street West, on its present site. These efforts are summarized in Appendix A.

From the Historical Board's point of view, the construction of a 4-storey non-residential building on St. George Street in the form of a reconstruction or a replica of the formerly residential James Crowther House, does not constitute preservation.

Future preservation of buildings of architectural merit and important streetscapes in Toronto could be hampered if the erroneous impression were given that it is acceptable to demolish a designated building so long as a replica is constructed nearby.

Reconstruction is not preservation, since even if the most painstaking efforts were to be made, it would be difficult to achieve an accurate duplication of the original materials and craftsmanship with what is available in the contemporary marketplace.

Recommendations:

1. That it be made clear that no bonus is being given under Section 1.A 42(b) of the Official Plan (the preservation of a designated building bonus) for the reconstruction on St. George Street of the James Crowther House.
2. That the reconstruction of the James Crowther House on a new site not be considered a precedent for future developments containing designated properties.

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Appendix A

Appendix A - 280 Bloor Street West: Chronological Summary

In June 1981, the Board considered a proposal put forward by the developer, after several months of discussions, to move the original portion of the house and restore it on the St. George Street site. Since preservation of the house on its existing site had by that time been ruled out by the developer, the Board decided to consider the move within the development site to be acceptable in principle, in context with the preservation of the St. George Street houses and the Medical Arts building.

A year later, however, in June 1982, the Board was advised that the owner had rejected his earlier proposal to move the building, for which he had sought Board approval, and was considering a new proposal involving the dismantling of the house at 280 Bloor Street West and the re-assembly of as much as would be technically possible, with replacement parts as may be required, on the St. George Street site. The Board decided to recommend that, since a reconstructed building on a new site does not constitute preservation, it not be considered eligible for designation under the Ontario Heritage Act.

In September 1982 the Review Committee of the Board heard a Deputation by Mr. Arnold Wise requesting that the Board reconsider its June 1982 recommendation. The Board decided to re-iterate its June 1982 recommendation that the reconstructed building would not be eligible for designation, and asked that, if it could not be preserved on its existing site, the developer investigate more thoroughly the possibility of moving it intact.

In December 1982 the applicant indicated that he was no longer interested in re-constructing the building.

Following the February 16th, 1983 public meeting, at which there was considerable community support for the retention of the James Crowther House on its present site, the developer revised the application so as to provide for a non-residential building on St. George Street to be constructed as a replica in an undetermined scale of the James Crowther House. This proposal is referred to in the Planning Department's May 26th, 1983 report as a compromise solution to the issues raised at the public meeting.

At a June 9th, 1983, meeting of the Annex Ratepayers Association Executive, attended by a representative of the Toronto Historical Board, the developer advised that the proposal is to re-use as much of the existing material as possible, with new materials to be used where necessary.

The Committee also submits the communication (June 24, 1983) from Mr. Arnold S. Wise, Director, Planning and Development, Murhal Developments:

Re: Medical Arts Site Land Use Committee Meeting, June 28, 1983 Item F (c99luc83281:21)

We are concerned about recommendation 5(c) contained in the final planning report dated May 26, 1983, in respect of the Medical Arts project. The recommendation requires that fencing, bollards, and other barriers be provided in various locations along the north-south pedestrian walkway behind 172, 174, 176 and 178 St. George to preclude all vehicular access.

We agree that this area should be maintained as a pedestrian walkway and that vehicle parking should be prohibited but we believe that the measures recommended in the planning report would create undue hardship for the occupants of 174, 176 and 178 St. George. The plans which have been recommended for approval provide for two driveway parking spaces for each of 174, 176 and 178 St. George. If barriers are erected in the manner suggested by planning staff, the result would be that for each of these three properties it will be impossible for the driver of the car which is parked first to leave without moving the second car.

We believe it should be possible for the owners of the three cars to make periodic use of the walkway lands to avoid this inconvenience. We would point out that these lands will not be entirely free from vehicular use since it has been determined that garbage trucks will make use of this route. Permitting the three cars from the St. George buildings to make occasional use of this area for egress to Prince Arthur Avenue will only create a marginal increase in the vehicular use of the walkway.

Finally, it should be noted that we have no objection to the placement of bollards across the walkway close to the north limit of 172 St. George. These bollards will ensure that no through traffic can make use of the walkway and will therefore achieve the objective of preserving the walkway for pedestrian use.

In view of the foregoing, we hope you will support our request to delete recommendation 5(c). If you have any questions about this, please call.

The Committee also submits the further communication (June 28, 1983) from Mr. David R. Street, Vice-Chairman, Annex Residents' Association:

Re: Official Plan and Zoning By-law Amendments - Medical Arts Site 262 and 280 Bloor Street West, 174 to 178 St. George Street and 465 and 475 Huron Street (c99luc83282;21)

By letter dated June 6th, 1983, and an oral submission on that date our Association outlined to the Planning Board a number of reservations we had with the development for the above site. At that time the Planning Board adopted a motion requesting that the Planning and Development Department report further to the Land Use Committee after considering our concerns and meeting with our Association. On June 9th, 1983, at the regular monthly board meeting of our Association, the proposal was discussed at length with Mr. Goldman the developer, his architects, a representative of the Planning Department and other members of the community.

At our meeting the developer gave a number of assurances which were most welcome. These included: the plan for a mirrored exterior for the 10-storey building has been discarded and a new design is presently being developed which will be discussed with our Association; current design proposals for the 10-storey building include a step back for the tenth storey; the selling price for the condominium units on Prince Arthur will be below the top of the price range of condominiums currently available in Toronto; and the developer is prepared to make some space available to the community in the condominium on Prince Arthur for a suitable community use.

At the end of the discussions our Board adopted the following resolutions:

1. The Board agrees with the proposal for construction of a replica building of the Crowther House on St. George provided that the replica building be as much of a reconstruction as possible by including as much original material as is feasible;

2. The construction of the replica building be completed at the same time as the construction of the 10-storey commercial building;

3. The Board in principle approves the development as described to the Board by the Chairman, the developer and his architect and authorizes the Zoning and Planning Committee to discuss further details of the development with the developer including the exterior for the 10-storey commercial building.

Most of our concerns dealt with in our earlier submission to the Planning Board have now been satisfactorily covered in the further report from the Planning and Development Department dated June 17th, 1983. There are however three items in this report which we would like to partially amend.

(i) Item 3.2 Phasing for the Replica Building

We would prefer that the collateral agreement include a provision as follows:

> The owner shall obtain a building permit and complete the erection of the replica building within one year of obtaining a building permit for the 10-storey commercial building.

We feel that this wording is more likely to achieve our objective of assuring the construction of the replica building.

(2) Item 3.3 Timing Requirement for Construction of the Pedestrian Walkways

The further report from the Planning Board recommends that Council advise the applicant of its concern that landscaping of the pedestrian routes be undertaken as expeditiously as construction scheduling permits. We would prefer that the collateral agreement contain the following provision:

> The east/west pedestrian route shall be completed, including landscaping, immediately following erection of the 10-storey commercial building and the north/south route shall remain open in an unimproved state as long as construction permits with landscaping completed immediately following the erection of the residential condominium on Prince Arthur Avenue.

(3) Item 3.4 Prohibition on Vehicular Access

We would like again to emphasize our support for the position taken by the Planning and Development Department that motor vehicle access to the pedestrian walkways and particularly the north/south walkway behind the historic buildings on St. George Street should be prohibited and prevented by physical barriers. In this connection we would like to make the following suggestion:

> Council be asked not to approve the landscape plans until such time as the applicant has filed landscape plans which more clearly achieve the objective of providing a north/south pedestrian walkway and include the provision of adequate lighting, seating areas and green spaces.

In all other respects we endorse the further report from the Planning Board and hope that your committee will adopt its recommendations together with our suggested modifications.

The Committee also submits the further report (July 27, 1983) from the Commissioner of Planning and Development:

Subject: Further Report: Official Plan Amendment and Rezoning Application #1581: the Medical Arts site

Origin: Land Use Committee, June 28, 1983. (c71luc83407:129)

Comments: In adopting with amendments my May 26, 1983, Final Report on Application 1581, the Land Use Committee also requested that I report further on Recommendation 5(c) contained therein.

This recommended Development Agreement clause would require the erection of fencing and bollards between the driveway/parking areas for the four St. George Street house-form buildings and the adjacent north/south pedestrian walkway. By prohibiting all vehicular access over the walkway, the purpose of the clause was to maximize perception of the walkway as a pedestrian route.

The applicant's concern relates only to the three existing driveways for the existing buildings at 174, 176 and 178 St. George Street and does not apply to the future driveway to serve the proposed building at 172 St. George Street. The applicant has advised my staff that rights-of-way across the walkway have been registered on title as part of the severances for 174, 176 and 178 St. George Street. The applicant has noted that vehicular use of the walkway will be minimal in that only a total of 8 driveway parking spaces are involved for the three properties. While the applicant has suggested that a form of removable barrier would be acceptable, I consider this to be unnecessary if vehicular access over the walkway is to be permitted at all.

Conclusion: Given the existence of rights-of-way for 174, 176 and 178 St. George Street across the walkway area, it is acceptable to me to delete Recommendation 5(c) of my May 26, 1983 Final Report.

Recommendation: That this report be received for your Committee's consideration.

The Committee also submits the report (July 27, 1983) from the City Solicitor:

Subject: Official Plan and Rezoning Application 1581 - Commercial and residential development of the Medical Arts site

Origin: Land Use Committee, June 28, 1983. (c06cncl83027:35)

Comments: At its meeting on June 28, 1983, the Land Use Committee adopted the report dated May 26, 1983, from the Commissioner of Planning and Development respecting the above, as amended by the City of Toronto Planning Board and the further report dated June 17, 1983, from the Commissioner of Planning and Development as amended by the Land Use Committee and requested the City Solicitor to submit the necessary draft by-laws to give effect thereto. The requested draft by-laws are attached hereto as Draft By-laws (1), (3) and (4). Draft By-law (2) exempts the lands from the Annex By-law in order that all zoning restrictions applying to this site will be located in one by-law, namely, Draft By-law (3) and to ensure that the restrictions recommended by the Commissioner of Planning and Development to be imposed on the development will be enforceable. Draft By-law (5) authorizes a heritage easement agreement as recommended by the Commissioner of Planning and Development in recommendation 4 of his May 26 report.

A number of comments are necessary respecting the implementation of the recommendations of the Commissioner of Planning and Development, as amended by the Planning Board and the Land Use Committee.

I have tried to express in the Official Plan Amendment, Draft By-law (1), what is actually being permitted, consequently the provisions of Draft By-law (1) permit an increase in density rather than a use (the use in all cases being permitted already). The Commissioner's recommendations for the Official Plan Amendment in respect of 262 Bloor Street West and the proposed commercial building on Parcel A included a recommendation, as amended by the Planning Board and adopted by the Land Use Committee, that there be a certain amount of street-related retail and service uses along Bloor Street. The Commissioner's recommendations for the implementing Zoning By-law, however, did not suggest that the implementing Zoning By-law include these restrictions. I have included them in the implementing Zoning By-laws so that the Zoning By-laws will conform with the Official Plan Amendment. A portion of the Commissioner's recomendation dealing with the Official Plan Amendment for 174, 176 and 178 St. George Street recommended a provision in the Official Plan Amendment dealing with the pedestrian walkway. The provision of a pedestrian walkway could be the subject of a development agreement but since the development agreement will not likely be signed until after the by-law is passed, such a requirement would not be complied with at the date of passing of the Zoning By-law. I have therefore not included the requirement in the Official Plan Amendment. The same comment is applicable to that portion of the recommendation of the Commissioner dealing with the Official Plan Amendment which is numbered 7 under recommendation 1.

Recommendation 2(a) of the Commissioner of Planning in his May 26 report recommends exemption of the project from various provisions of the Zoning By-law. Several of these would appear to be inappropriate in view of the way in which the development has been treated in the draft by-law. For example, an exemption from the parking station definition is recommended. That recommendation would have been necessary if the lands had been left with the original C1A zoning; however, the draft by-law rezones to a CR designation where parking lots are permitted, consequently there would not be a setback problem for parking in connection with the existing buildings on St. George Street. Recommendation 2(c)(v) suggests that the Zoning By-law contain a requirement for a pedestrian walkway along the rear of 174, 176 and 178 St. George Street and that the walkway be maintained to provide public access at all times. I do not think there is authority for this requirement under Section 39 of the Planning Act. The requirement for pedestrian walkways can be part of the development agreement but I think it is beyond the power given by Section 40 of the Planning Act that a development agreement require the walkway to be publicly accessible. In implementing recommendation 2(d) I have included a restriction on the use of the building. Since the Official Plan Amendment recommended by the Commissioner of Planning and Development in respect of the proposed building at 280 Bloor Street West permits commercial uses, I have restricted the building in the Zoning By-law to offices and street-related retail and service uses.

The parking and loading requirements in Draft By-law (3) have been worked out in consultation with the Commissioner of Public Works and the Commissioner of Planning and Development.

Recommendation 2(h) is that the by-law require that the building fronting on St. George Street is erected prior to the issuance of building permits for the apartment houses on Prince Arthur and Huron. I have implemented this provision by prohibiting the erection of the apartment houses on Prince Arthur and Huron until the building on St. George Street is erected.

Recommendation 4 of the Commissioner of Planning and Development deals with a heritage easement agreement. The Commissioner's recommendation should be amended so that the heritage easement agreement is executed before any bills are introduced in Council to permit the project.

Recommendation 5(b)(i) dealing with the publicly accessible pedestrian walkway should be deleted and instead made a requirement in the collateral agreement.

Recommendation 6 of the Commissioner deals with the collateral agreement. His recommendation should be amended to require the collateral agreement before bills are introduced in Council. His recommendation should be further amended to require the pedestrian walkways to be publicly accessible.

Council could adopt recommendations 7 to 12 of the Commissioner.

Recommendations:

1. That Council determine the time for the holding of a public meeting in respect of the attached Draft By-laws (1), (2), (3) and (4), such meeting to be held after the giving of 30 days notice in accordance with the Planning Act, and thereafter Council should determine whether to grant authority for the introduction of bills in Council to give effect thereto and to give effect to Draft By-law (5).

2. That the City Clerk be directed to provide to those bodies set out in a communication from the Commissioner of Planning and Development dated July 7, 1983 and adopted by Council at its meeting held on July 11, 1983 adequate information with respect to Draft By-laws (1), (2), (3) and (4) and the opportunity to submit comments thereon within a period of 10 days from the date of such notice.

3. If Council grants authority for the introduction of bills to implement Draft By-laws (1), (2), (3), (4) and (5), it would be advisable also to

   (1) require that the owners enter into a heritage easement agreement with the City under Section 37 of the Ontario Heritage Act for the properties at 174, 176 and 178 St. George Street, using substantially the form of easement agreement prepared in June 1980 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor, and that such agreement be executed prior to the introduction of bills to give effect to Draft By-laws (1), (2), (3) and (4).

   (2) recommend that recommendation 5(b)(i) of the report dated May 26, 1983 of the Commissioner of Planning and Development be deleted and that recommendation 5, as amended, be adopted.

   (3) recommend that recommendation (6) of the Commissioner of Planning and Development in his May 26, 1983 report as amended by his report of June 17, 1983 and the Land Use Committee be amended by adding thereto the following:

   "(c) that the owner shall provide and maintain north-south and east-west pedestrian walkways within the development, as shown on Drawing L1 open to the public at all times."

and that recommendation 6, as amended, be adopted.

   (4) recommend that recommendations 7 to 12 of the Commissioner of Planning and Development in his report of May 26, 1983 be adopted.

Draft By-law (1)

No. A BY-LAW

To adopt an amendment to the Official Plan respecting certain lands within the block bounded by Prince Arthur Avenue, St. George Street, Bloor Street West and Huron Street.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. The text and plan annexed hereto as Schedule 'A' are hereby adopted as an amendment to the Official Plan for the City of Toronto Planning Area.

Schedule 'A'

1. Part I of the Official Plan is amended by adding thereto Section 11. , as follows:

"11. Lands known as 262 and 280 Bloor Street West; 465 and 475 Huron Street; 95 Prince Arthur Avenue; 172, 174, 176 and 178 St. George Street

Notwithstanding any of the provisions of this Plan, Council may, with respect to the lands delineated by a heavy line on the plan set forth below, pass by-laws to permit

(a) on Parcel A, a building having a *non-residential gross floor area* not exceeding 13,787 square metres for *commercial* purposes, provided the by-law requires that at least 50 per cent. of the portion of the *non-residential gross floor area* located on the ground floor of the building is used for no purpose other than *street-related retail and service uses* with direct access to Bloor Street West and such uses are aligned along at least 75 per cent. of the perimeter of the building fronting on Bloor Street West;

(b) on Parcel B, a building having not more than 8 *dwelling units*;

(c) on Parcel C, a building having not more than 122 *dwelling units*, provided that the by-law requires at least 2000 square metres of landscaped open space on the Parcel;

(d) on Parcel D, a building having a *non-residential gross floor area* of not more than 1310 square metres, provided that the by-law permits the building to be used only for office purposes;

(e) on Parcels, E, F and G, the use of existing buildings having, respectively, *non-residential gross floor areas* of 770 square metres, 756.5 square metres and 767.5 square metres, provided the by-law permits such buildings to be used only for office purposes; and

(f) on Parcel H, the use of the existing building having a *non-residential gross floor area* of not more than 11,313 square metres for *commercial* purposes, provided that the by-law requires at least 50 per cent. of the portion of the *non-residential gross floor area* located on the ground floor of the building is used for no purpose other than *street-related retail and service uses* with direct access to Bloor Street West and such uses are aligned along at least 75 per cent. of the perimeter of the building fronting on Bloor Street West."

(Plan to be attached following the boundaries outlined on Map 4 attached to the report (May 26, 1983) from the Commissioner of Planning and Development, 262 Bloor Street West to be lettered "H" and Nos. 174, 176 and 178 Bloor Street West to be lettered "E", "F" and "G".)

Draft By-law (2)

No. A BY-LAW

To amend By-law No. 423-83 respecting certain lands within the block bounded by Prince Arthur Avenue, St. George Street, Bloor Street West and Huron Street.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. By-law No. 423-83, being "A By-law To amend By-law No. 20623 respecting an area of the City of Toronto known as the Annex", is amended by re-numbering Section 14 as Section 15 and by inserting the following as Section 14:

"14. None of the provisions of this by-law shall apply to the following lands:

(Description of Nos. 262 and 280 Bloor Street West; 465 and 475 Huron Street; 95 Prince Arthur Avenue; 172, 174, 176 and 178 St. George Street to be inserted)"

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Draft By-law (3)

No. A BY-LAW

To amend By-law No. 20623 respecting certain lands within the block bounded by Prince Arthur Avenue, St. George Street, Bloor Street West and Huron Street.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. District Map 50J-312 contained in Appendix "A" annexed to By-law No. 20623, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", is amended by

(1) redesignating the following lands, now designated C1A L2 Z4, being (description to be inserted), as CR L1 U100; and

(2) redesignating the following lands, now designated CR L2 U100, being (description to be inserted), as CR L1 U200.

2. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to prevent the erection or use on the lands hereinafter described of a building having a *non-residential gross floor area* not exceeding 13,787 square metres for the purpose of offices and *street-related retail and service uses*, provided

(1) the *lot* on which such building is erected or used comprises at least the lands hereinafter described;

(2) no part of such building, above *grade*, is located otherwise than wholly within the area delineated by a heavy line and designated "A" on the Plan attached to and forming part of this by-law;

(3) the *height* of such building does not exceed 36.9 metres above *grade*;

(4) subject to subsection (5), the owner or occupant of such building provides and maintains in respect of offices and *street-related retail and service uses* in the building motor vehicle parking facilities comprising at least 216 *parking spaces* in one or more basements of the building;

(5) the number of *parking spaces* required by subsection (4) may be reduced to 40 *parking spaces* if, in addition thereto, 176 *parking spaces* are provided and maintained in respect of the offices and *street-related retail and service uses* permitted on the *lot* described in Section 7 of this by-law;

(6) the owner or occupant of such building provides and maintains loading facilities within the building or the *lot* comprising at least 2 *loading spaces - type B* and at least 2 *loading spaces - type C*, except that such numbers of loading spaces may be reduced to 1 *loading space - type B* and 1 *loading space - type C* if, in addition thereto, 1 *loading space - type B* and 1 *loading space - type C* are provided and maintained in respect of the offices and *street-related retail and service uses* permitted on the *lot* described in Section 7 of this by-law; and

(7) at least 50 per cent. of the portion of the *non-residential gross floor area* located on the ground floor of the building is used for no purpose other than *street-related retail and service uses* with direct access to Bloor Street West and such uses are aligned along at least 75 per cent. of the perimeter of the building fronting on Bloor Street West;

The following is a description of the lands referred to:

(description of 280 St. George Street to be inserted)

3. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to prevent the erection or use on the lands hereinafter described of a building containing not more than 8 *dwelling units*, provided

(1) the *lot* on which such building is erected or used comprises at least the lands hereinafter described;

(2) no part of such building, above *grade*, is located otherwise than wholly within the area delineated by a heavy line and designated "B" on the Plan attached to and forming part of this by-law;

(3) the *height* of such building does not exceed 13.7 metres above *grade*;

(4) the owner or occupant of such building provides and maintains within a basement of such building motor vehicle parking facilities comprising at least 10 *parking spaces* of which not less than 1 is designated and clearly identified by signs for visitors to the building;

(5) *personal recreation space* is provided and maintained at least to the extent of 9 square metres for each *dwelling unit* and *shared recreation space* is provided and maintained at least to the extent of 150 square metres in respect of such building; and

(6) the building permitted by Section 5 of this by-law has been erected.

The following is a description of the lands above referred to:

(description of 465 and 475 Huron Street to be inserted)

4. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to prevent the erection or use on the lands hereinafter described of a building having not more than 122 *dwelling units*, provided

(1) the *lot* on which such building is erected or used comprises at least the lands hereinafter described;

(2) no part of such building, above *grade*, is located otherwise than wholly within the area delineated by a heavy line and designated "C" on the Plan attached to and forming part of this by-law;

(3) the *height* of such building does not exceed 25.2 metres above *grade*;

(4) *personal recreation space* is provided and maintained at least to the extent of 9 square metres for each *dwelling unit* excluding 6 *dwelling units* located on the ground floor of the building;

(5) not less than 2000 square metres of *landscaped open space* is provided and maintained, at *grade*, on the *lot*;

(6) the owner or occupant of such building provides and maintains within one or more basements of the building motor vehicle parking facilities comprising at least 103 *parking spaces* of which not less than 7 *parking spaces* are designated and clearly identified by signs for visitors to the building;

(7) at least one loading space is provided and maintained on the *lot* within the building, such loading space having a length of at least 13 metres, a width of at least 3.5 metres, a vertical clearance of at least 6 metres over at least the first 8 metres of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 metres over the balance of the loading space, with the floor of at least the first 2 metres of the loading space measured from the end of it opposite to its entrance constructed of concrete and with a slope not exceeding 2%; and

(8) the building permitted by Section 5 of this by-law has been erected.

The following is a description of the lands above referred to:

(description of 95 Prince Arthur Avenue to be inserted).

5. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to prevent the erection or use on the lands hereinafter described of a building having a *non-residential gross floor area* of not more than 1310 square metres, provided

(1) the *lot* on which such building is erected or used comprises at least the lands hereinafter described;

(2) no part of such building is erected closer than 7.3 metres to the easterly boundary of the *lot* or closer than 6.5 metres to the westerly boundary of the *lot*;

(3) the *height* of such building does not exceed 16.6 metres above *grade*;

(4) no part of such building is used for any purpose except office purposes; and

(5) no part of the *lot* in front of the main front wall of the building or within 18 metres of the westerly boundary of the *lot* is used for the purpose of parking any motor vehicle.

The following is a description of the lands above referred to:

(description of No. 172 St. George Street to be inserted)

6. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to the use on Areas 1, 2 and 3 hereinafter described of the buildings existing in 1983 on such Areas, provided

(1) the *lot* on which each building is respectively used comprises at least Area 1, Area 2 or Area 3;

(2) the *non-residential gross floor area* of the building on Area 1 does not exceed 770 square metres;

(3) the *non-residential gross floor area* of the building on Area 2 does not exceed 756.5 square metres;

(4) the *non-residential gross floor area* of the building on Area 3 does not exceed 767.5 square metres;

(5) no part of any building is used for any purpose except office purposes; and

(6) no part of any *lot* in front of the main front wall of any building on the *lot* and no part of any *lot* within 18 metres of the westerly boundary of the *lot* is used for the purpose of parking any motor vehicle.

The following are descriptions of the Areas above referred to:

Area 1: (description of 174 St. George Street to be inserted)
Area 2: (description of 176 St. George Street to be inserted)
Area 3: (description of 178 St. George Street to be inserted)

7. None of the provisions of Section 4(12) of the aforesaid By-law No. 20623 shall apply to the use on the lands hereinafter described of the building existing thereon in the year 1983, provided

(1) the *lot* on which such building is used comprises at least the lands hereinafter described;

(2) the *non-residential gross floor area* of such building does not exceed 11,313 square metres;

(3) such building is used for no purpose other than office and *street-related retail and service uses*;

(4) at least 50 per cent. of the portion of the *non-residential gross floor area* located on the ground floor of the building is used for no purpose other than *street-related retail and service uses* with direct access to Bloor Street West and such uses are aligned along at least 75 per cent. of the perimeter of the building fronting on Bloor Street West;

(5) the owner or occupant of such building provides and maintains in respect of the offices and *street-related retail and service uses* in such building motor vehicle parking facilities comprising at least 176 *parking spaces* either on the *lot* or, by lease or ownership, within a distance of 50 metres thereof; and

(6) the owner or occupant of such building provides and maintains in respect of the offices and *street-related retail and service uses* in such building loading facilities comprising at least 1 *loading space - type B* and 1 *loading space - type C* either on the *lot* or, by lease or ownership, within 50 metres thereof.

The following is a description of the lands above referred to:

(description of No. 262 Bloor Street West to be inserted).

8. For the purposes of this by-law the words "*lot*" and "*grade*" and the expressions "*non-residential gross floor area*", "*street-related retail and service uses*", "*parking space*", "*personal recreation space*", "*shared recreation space*", "*landscaped open space*" and "*dwelling unit*" contained in By-law No. 20623 shall respectively apply to such words and expressions where used in this by-law.

For the purposes of this by-law, the word "*height*" means the vertical distance between *grade* and, in the case of a pitched roof building, the mean height level between the eaves and any ridge of such roof, and, in the case of any other kind of roof, the highest point of such roof.

Any stair tower, elevator shaft, chimney stack, or other heating, cooling or ventilating equipment may project above such height if:

(a) the top of such elements is no higher than 4.58 metres above such height; and

(b) the aggregate horizontal area of such elements, measured at any point above the level of the aforesaid height, does not exceed 30 per cent. of the area of the roof of the building; and

(c) the width of any such elements located within 6.1 metres of a *lot* line which is a *street* line, does not exceed 20 per cent. of the width of the main wall of the building facing such *lot* line, provided that such width is to be measured parallel to such *lot* line;

For the purposes of this by-law, the definitions of the expressions "*loading space - type B*" and "*loading space - type C*" contained in By-law No. 236-83, being "A By-law To amend By-law No. 20623 to prescribe parking and loading requirements for uses in a portion of the Central Area", shall respectively apply to such expressions where used in this by-law.

Draft By-law (4)

No. A BY-LAW

To amend By-law No. 236-83 so as to exempt therefrom certain lands within the block bounded by Prince Arthur Avenue, St. George Street, Bloor Street West and Huron Street.

(Passed , 1983.)

The Council of The Corporation of the City of Toronto enacts as follows:

1. Paragraph 14 of subsection (13a) of Section 4 of By-law No. 20623, as enacted by Section 2 of By-law No. 236-83, being "A By-law To amend By-law No. 20623 to prescribe parking and loading requirements for uses in a portion of the Central Area", is amended by adding respectively to the first and second columns set forth in such paragraph, the following:

"BY-LAW NO. -83 Medical Arts"

2. Paragraph 8 of subsection (14a) of Section 4 of By-law No. 20623, as enacted by Section 7 of the aforesaid By-law No. 236-83, is amended by adding respectively to the first and second columns set forth in such paragraph, the following:

"BY-LAW NO. -83 Medical Arts"

Draft By-law (5)

No. A BY-LAW

To provide for the entering into of easements for the conservation of the buildings at Nos. 174, 176 and 178 St. George Street.

(Passed , 1983.)

Whereas the Council of The Corporation of the City of Toronto at its meeting held on , 1983, by its adoption of approved the entering into of easements with the owner or owners of 174, 176 and 178 St. George Street for the purposes and on the conditions therein set out.

Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. The entering into of easements with the owner or owners of 174, 176 and 178 St. George Street for the conservation of the buildings at 174, 176 and 178 St. George Street, being of architectural value or interest, is hereby authorized.

2. All documents required to be signed on behalf of the Corporation in respect to the easements hereby authorized shall be signed by the Mayor or by any other member of the Executive Committee and by the City Treasurer or the Deputy City Treasurer and the City Treasurer or the Deputy City Treasurer is hereby authorized and directed to affix the seal of the Corporation to all such documents.

Notices were mailed to the owners and tenants within 120 metres of the subject site, as well as to other interested persons, advising of the public meeting by City Council with respect to this matter.

(Council Action - September 19, 1983)

Roslyn Houser, Solicitor, Goodman & Goodman, Barristers & Solicitors, Toronto, addressed Council respecting the foregoing matter.

Council amended the foregoing Clause by adding at the end thereof the following:

"It is recommended that in view of the owner's request for changes to the proposed Official Plan Amendment and proposed Zoning By-law, the foregoing Clause be referred back to the Land Use Committee:

(1) for the purpose of giving notice of a public meeting to be held by the Land Use Committee to consider the following proposed changes to the proposed Official Plan Amendment and/or Zoning By-law:

1. deletion of a requirement that the building to be erected at 172 St. George Street be erected prior to the apartment houses on Huron Street and Prince Arthur;

2. *a reduction in the amount of street-related retail and service uses to be located on the ground floor of 262 Bloor Street West and 280 Bloor Street West from 50% in both cases to 40% and 30%, respectively;*

3. *deletion in respect of 262 Bloor Street West of the reference to a non-residential gross floor area of 11,313 square metres and replacement of that reference by a reference to non-residential gross floor area existing on the date of the passing of the by-law;*

4. *deletion of the requirement that there be 216 parking spaces provided at 280 Bloor Street West, 40 for 280 Bloor Street West and 176 for 262 Bloor Street West and replacement of this requirement by a requirement for 216 parking spaces at 280 Bloor Street West, 116 for 280 Bloor Street West and 100 for 262 Bloor Street West.*

(2) for the purpose of considering the following as a requirement of the collateral agreement:

'The Owners shall obtain a building permit and substantially complete the building referred to in the immediately preceding paragraph to be erected at 172 St. George Street within 18 months of obtaining a building permit to erect a commercial building at 280 Bloor Street West, or within 18 months of commencing demolition of the house existing in the year 1983 known as James Crowther House, whichever is the earlier;'

(3) for the purpose of deleting from the proposed Development Agreement a requirement that fencing and bollards be erected between the driveway/parking areas at 172, 174, 176 and 178 St. George Street and the proposed north/south pedestrian walkway."

The Committee now submits the communication (October 7, 1983) from Mr. L. Milton Hess, Stikeman, Elliott:

Re: Land Use Committee Public Meeting to be held on November 2, 1983, to consider an Official Plan amendment and zoning by-laws to permit a project at Nos. 262 and 280 Bloor Street West, 465 and 475 Huron Street, 95 Prince Arthur Avenue, and Nos. 172, 174, 176, and 178 St. George Street.

We are the solicitors for Kirra Holdings Limited, the owners of 409 Huron Street, Toronto, and as such wish to object to the above-noted proposed rezoning on the basis that it will create further traffic congestion in the area, an area which is already very congested. It will cause an apparent loss of medical facilities and it does not appear to alleviate what is a very serious parking problem in the area.

The Committee also now submits the communication (October 14, 1983) from Mr. David R. Street, Vice-Chairman, Annex Residents' Association:

Re: Changes to Proposed Official Plan Amendment and Zoning By-laws re: 262-280 Bloor Street West, 465 and 475 Huron Street, 95 Prince Arthur Avenue and 172, 174, 176 and 178 St. George (Medical Arts Site)

We are aware that your Committee will be holding a public meeting on November 2, 1983, to consider certain changes to the above Proposed Official Plan Amendment. The changes to be reviewed were requested by the owner when the application came before City Council on September 19, 1983.

Since we have made several previous submissions to your Committee on this application, we wish you to be aware that we have met with a representative of the owner to discuss the changes requested and now understand the reasons for the changes. Our Association does not oppose any of the changes and we do not plan to attend the public meeting on November 2, 1983.

Notices were again mailed to the owners and tenants within 120 metres of the subject site, as well as to other interested persons, advising of the public meeting by the Land Use Committee with respect to this matter, and Mr. Arnold Wise and Alderman Kanter appeared and spoke in support of the foregoing application.

The Committee now recommends:

1. That draft by-laws (1) and (3) contained in the report of the City Solicitor dated July 27, 1983, be amended to the extent necessary to give effect to the following, namely:

   1. deletion of a requirement that the building to be erected at 172 St. George Street be erected prior to the apartment houses on Huron Street and Prince Arthur;

   2. a reduction in the amount of street-related retail and service uses to be located on the ground floor of 262 Bloor Street West and 280 Bloor Street West from 50% in both cases to 40% and 30%, respectively;

   3. deletion in respect of 262 Bloor Street West of the reference to a non-residential gross floor area of 11,313 square metres and replacement of that reference by a reference to non-residential gross floor area existing on the date of the passing of the by-law;

   4. deletion of the requirement that there be 216 parking spaces provided at 280 Bloor Street West, 40 for 280 Bloor Street West and 176 for 262 Bloor Street West and replacement of this requirement by a requirement for 216 parking spaces at 280 Bloor Street West, 116 for 280 Bloor Street West and 100 for 262 Bloor Street West.

   and that draft by-laws (1) and (3), as so amended, and draft by-laws (2), (4) and (5) be approved and that authority be granted for the introduction of the necessary Bills in Council to give effect thereto.

2. that the owners be required to enter into a heritage easement agreement with the City under Section 37 of the Ontario Heritage Act for the properties at 174, 176 and 178 St. George Street, using substantially the form of easement agreement prepared in June 1980 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor , and that such agreement be executed prior to the introduction of bills to give effect to Draft By-laws (1), (2), (3) and (4).

3. that recommendation 5(b)(i) and 5(c) of the report dated May 26, 1983 of the Commissioner of Planning and Development be deleted and that recommendation 5, as amended, be adopted.

4. that recommendation (6) of the Commissioner of Planning and Development in his May 26, 1983, report as amended by his report of June 17, 1983, be amended by adding thereto the following:

   "(c) that the owner shall provide and maintain north-south and east-west pedestrian walkways within the development, as shown on Drawing L1 open to the public at all times."

   "(d) the owners shall obtain a building permit and substantially complete the building to be erected at 172 St. George Street within 18 months of obtaining a building permit to erect a commercial building at 280 Bloor Street West, or within 18 months of commencing demolition of the house existing in the year 1983 known as James Crowther House, whichever is the earlier."

   and that recommendation 6, as amended, be adopted.

5. that recommendations 7 and 12 of the Commissioner of Planning and Development in his report of May 26, 1983, be adopted.

POOR

QUALITY

ORIGINAL